

ST-LÉGIER-LA CHIÉSAZ



10-room family villa - Minergie equivalent
standard

CHF 2'550'000.-



10



5



~215 m²

n° ref. **033378**



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SITUATION AND DESCRIPTION

Located in the sought-after commune of Saint-Légier-La Chiésaz, this single-family home is part of the "Domaine de la Bergerie" residential neighborhood, a harmonious complex of 11 contemporary villas to the equivalent "Minergie" standards. This neighborhood offers a particularly sought-after living environment, combining tranquility, architectural quality and lush greenery.

The property benefits from a privileged location, in close proximity to amenities and public transport. The "Château-d'Hauteville" bus and train stops provide quick access to Vevey, Montreux and the urban centers of the Riviera. The train station linking the region to the SBB network can be reached in just a few minutes, while motorway links facilitate travel to Geneva, Bern or the Valais.

Erected on a plot of around 1,686 m², the house

develops around 293 m² of floor space. The living spaces are bright and open onto the outdoors, providing a pleasant setting for taking full advantage of the garden and the natural environment surrounding the property. Contemporary architecture and "Minergie"-equivalent standards ensure excellent living comfort as well as high energy performance.

Families will appreciate the proximity of the commune's public schools, as well as quick access to the region's renowned private schools such as Haut-Lac International School, St-George's School and Burier Gymnasium.

This property thus combines a privileged residential setting, quality construction and proximity to the Riviera's infrastructure.

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SURFACES

Living area	~ 215 m ²
Surface of parcel	~ 1686 m ²
Balcony Surface	~ 8.1 m ²
Garden surface	~ 1317 m ²
Useful surface	~ 293 m ²
Volume	~ 1180 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	4
Number of terraces	1
Year of construction	2010
Second home	Non authorized
Energy efficiency	B
Building envelope	B
Basements	1

ANNEXES

- 5 outdoor parking spaces
- 2 covered parking spaces (with 1 charging station)
- 2 reduced/workshop spaces

DISTANCES

Station	99 m
Public transports	99 m
Freeway	250 m
Nursery school	1172 m
Primary school	1565 m
Secondary school	2303 m
Stores	1228 m
Restaurants	261 m

DISTRIBUTION**Ground floor**

- Entrance hall with wall cabinets
- Visitor WC
- Kitchen

- Dining area
- Living area
- An office

1st floor

- Distribution hall
- Master bedroom with balcony, dressing room and private bathroom/wc (bath shower)
- Bedroom with balcony
- Bedroom
- Bedroom
- Shower room/wc

Basements

- Spare bedroom
- Shower room/wc
- Games area (TV room)
- Fitness room
- Technical/laundry room
- Storage room
- Wine cellar



CONSTRUCTION

Discover this exceptional home built in 2010, in excellent condition (paint redone in 2026) and with modern, eco-friendly features equivalent to the Minergie label.

- Insulation
- Underfloor heating with geothermal heat pump
- Triple glazing
- Controlled double-flow ventilation

Comfort, energy efficiency and practicality all in one.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Lake
- Residential area
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school
- Secondary school
- College / University
- International schools
- Horse riding area
- Tennis centre
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Greenery
- Shed
- Covered parking space(s)
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Wheelchair-friendly

- Open kitchen
- Guests lavatory
- Wine cellar
- Fitness room
- Craft room
- Recreationroom
- Unfurnished
- Fireplace
- Triple glazing
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Laundry drop
- Bath
- Shower
- Thermal solar collector system
- Optic fiber
- Electric car terminal
- Alarm
- Central vacuum

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South

FINANCIAL DATA**Price**

CHF 2'550'000.-

Availability

To be discussed

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EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Garden
- Alps

STANDARD

- Minergie®











