

# CHARDONNE



Very nice property with unobstructed view on  
the lake

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**CHF 2'950'000.-**



8.5



6



~260 m<sup>2</sup>

n° ref.  
**5267669\_18298**



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## SITUATION AND DESCRIPTION

Located in the charming village of Chardonne, this 8.5 room detached villa/chalet offers a privileged location with a magnificent view of the lake and the mountains, without any opposite and close to all amenities. The funicular stop, which is just a few steps away, will allow you to easily reach the center of Vevey, in only a few minutes. Very well served, Chardonne is home to a bakery, a pharmacy, a florist, a grocery store and several renowned restaurants.

In the heart of a magnificent panorama classified as a UNESCO world heritage site, this individual property also has its own small plot of vineyard just opposite, thus preserving it from any possible incidental construction. Its easy access is through an automatic gate opening onto its large flat plot, fenced and nicely planted with various species. Its garage was built in an annex of the chalet type, thus integrating perfectly with the existing ensemble. The charm of the place

will impregnate you with a warm and refined atmosphere.

Completely renovated in 2011, this property offers quality services with noble materials and very beautiful workmanship.

Its living room has been decorated with a Swedish stove, its kitchen benefits from high-end fittings and most of its rooms are covered with a very beautiful parquet floor.

Built on three levels in a traditional chalet style, the finishing touches are meticulous and highlighted in every detail, such as the magnificent gargoyles.

Outside, the house has a spacious garden as well as an interior courtyard, in which it is possible to park several vehicles.

## SURFACES

Living area	~ 260 m <sup>2</sup>
Surface of parcel	~ 1620 m <sup>2</sup>
Useful surface	~ 350 m <sup>2</sup>
Volume	~ 1148 cbm

## CARACTERISTICS

Number of floors above ground	3
Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	6
Number of balcony	3
Number of terraces	1
Year of construction	1942
Year of restoration	2011
Second home	Non authorized

## ANNEXES

- Secondary chalet with garage and annex
- Several outdoor parking spaces available

## DISTANCES

Station	861 m
Public transports	163 m
Primary school	601 m
Stores	175 m
Post office	164 m
Bank	1156 m
Restaurants	99 m

## DISTRIBUTION

### Ground floor

#### MAIN HOUSE

- Entrance hall with checkroom
- Living and dining area with Swedish stove
- Open plan kitchen
- Guest toilet
- Wine cellar

#### SECONDARY HOUSE

- Independent studio with shower room/wc
- Garage

- Heating room

### 1st floor

#### MAIN HOUSE

- Living room/VCR area
- Large room or bedroom with balcony and panoramic lake view
- Spacious bedroom en suite with private bathroom/wc (bath and shower)
- Separate toilet

#### SECONDARY HOUSE

- Large office/storage area

### 2nd floor

#### MAIN HOUSE

- 3 bedrooms with balconies and panoramic lake view
- Bathroom/wc (bath and shower)
- Separate toilet

## NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Highway entrance/exit
- Primary school
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking
- Garage

## INSIDE CONVENIENCES

- Guests lavatory
- Wine cellar
- Swedish stove
- Bright/sunny
- With character

## EQUIPMENT

- Furnished kitchen
- Shower
- Bath
- Outdoor lighting

## CONDITION

- Very good

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- With an open outlook
- Lake
- Mountains

## STYLE

- Character house

## FINANCIAL DATA

### Price

**CHF 2'950'000.-**

### Availability

To be discussed

### Judicial form

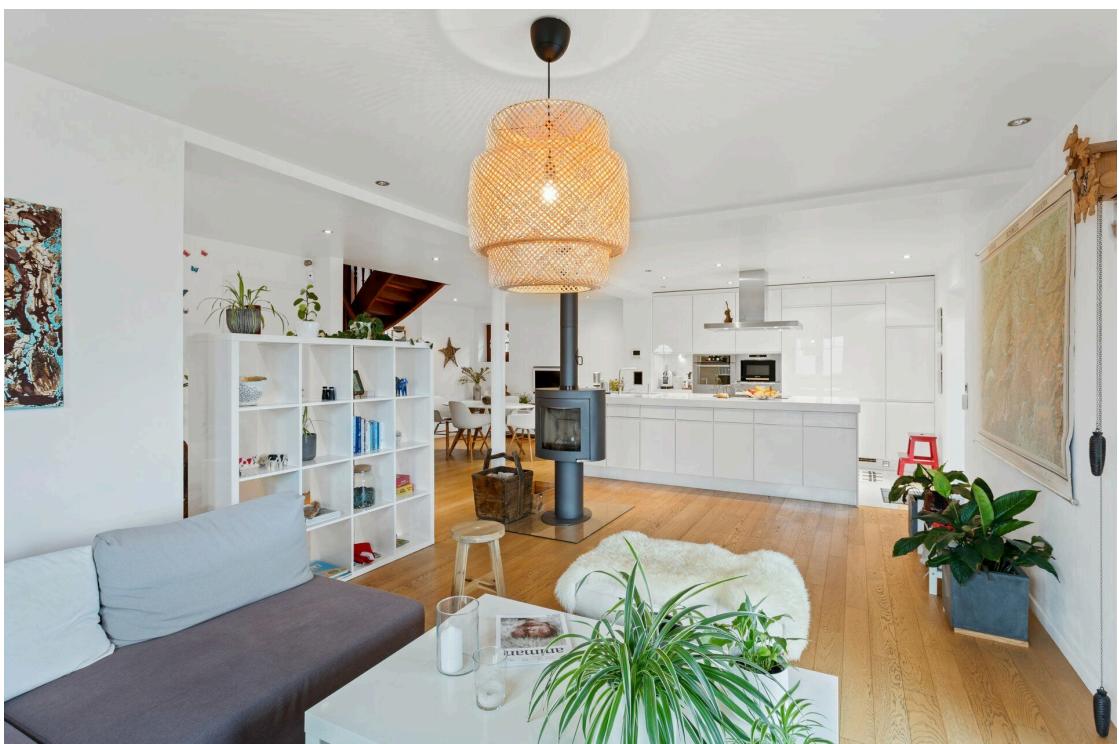
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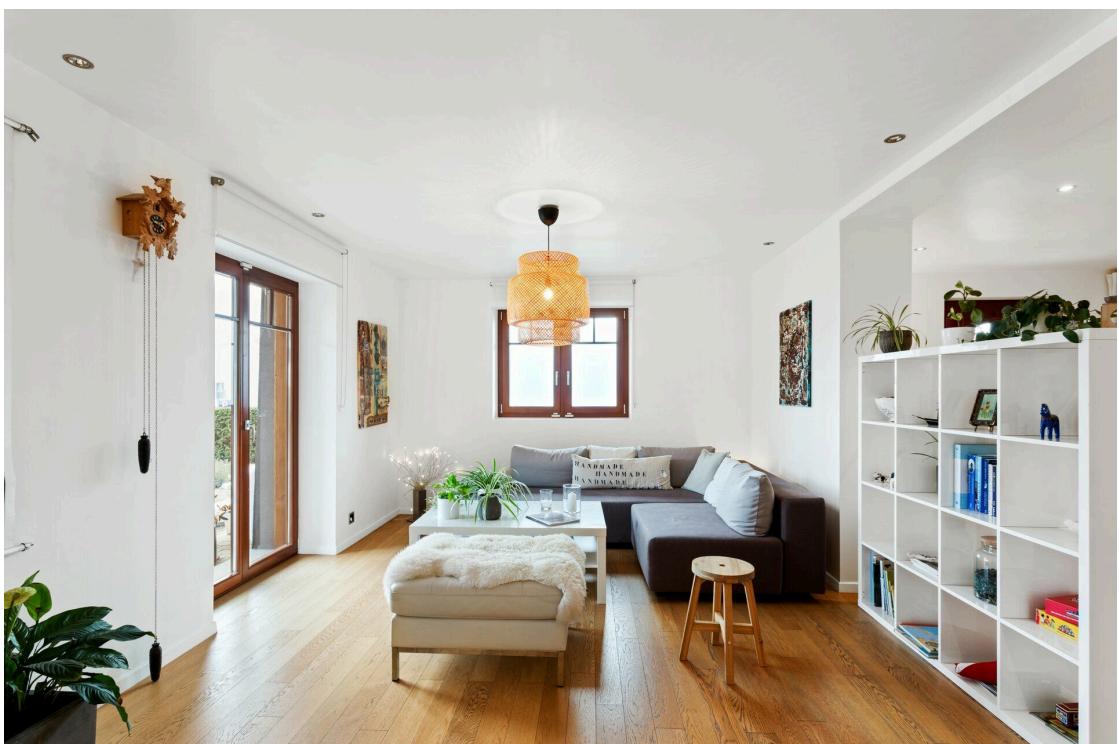
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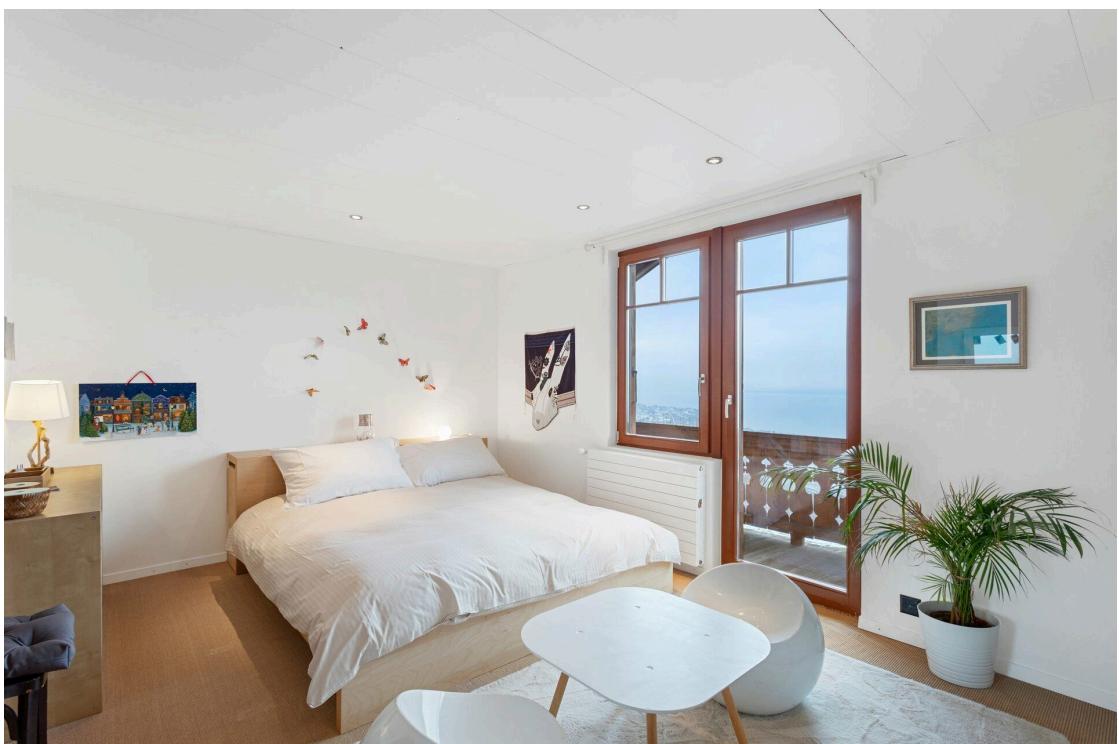
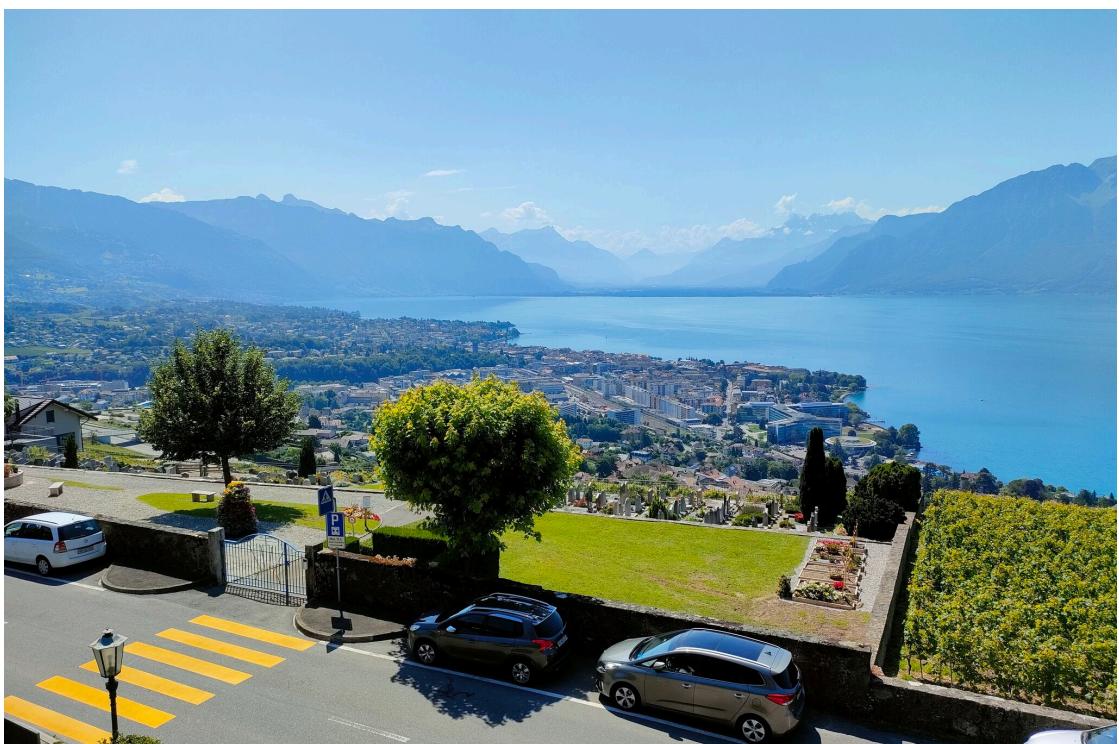
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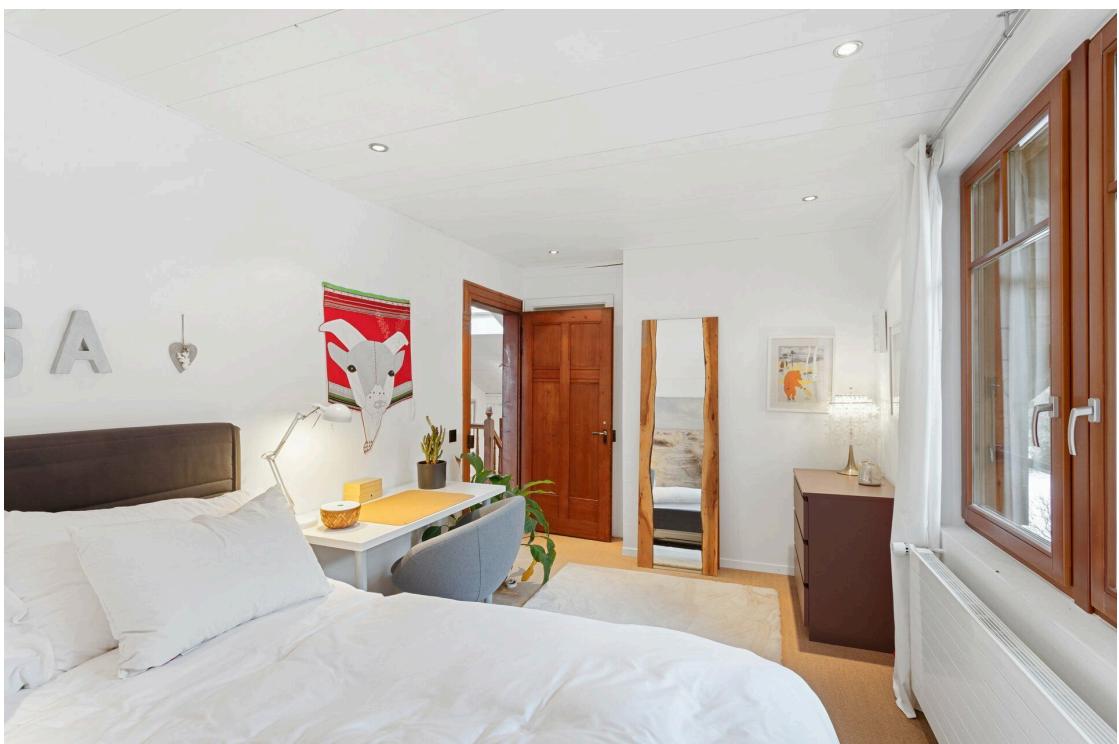




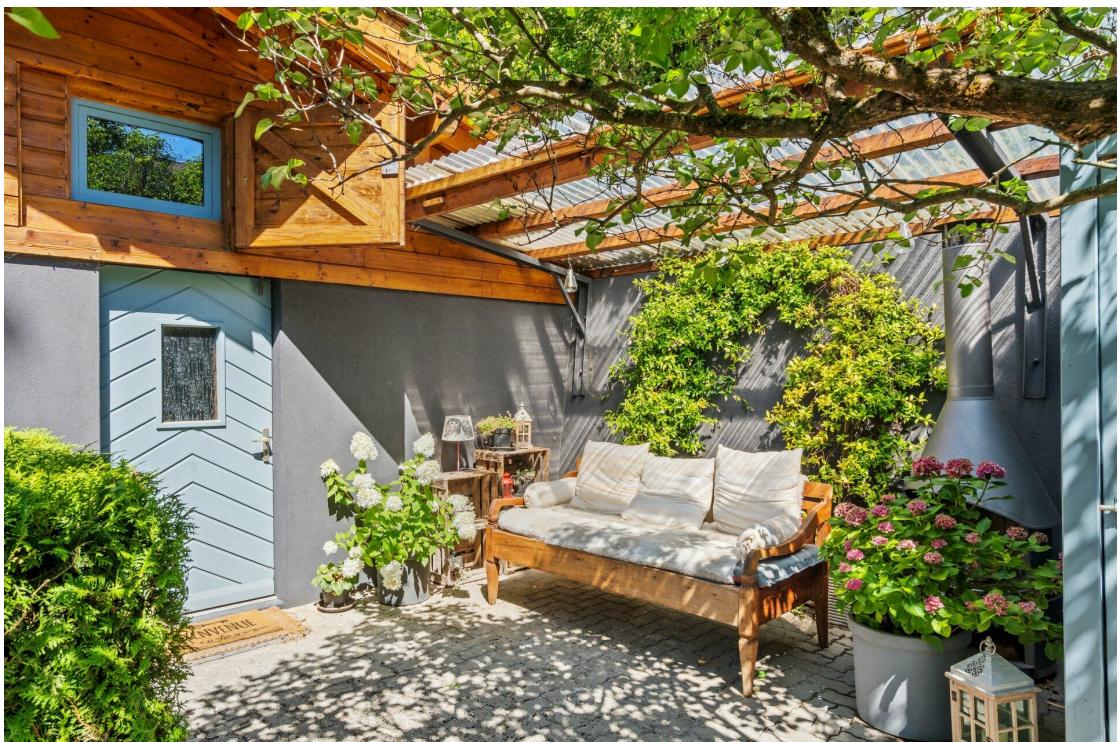












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