

MONTREUX



Modern architectural villa with unique views
and character

CHF 3'850'000.-



6.5



4



~337 m²

n° ref.

5666504_041710



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

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SITUATION AND DESCRIPTION

Nestled in peaceful, verdant surroundings, this elegant detached villa enjoys a privileged location on the heights of Montreux, in the charming village of Chexbres.

Erected on a beautiful plot of approx. 1'405 m², it offers a floor space of approx. 516 m² and a volume of 1'717 m³. Spread over 6.5 rooms, the house has four bedrooms and seduces with its generous volumes, luminosity and the quality of its finishes.

The vast living room opens onto a sunny terrace with jacuzzi and a carefully landscaped garden, ideal for enjoying fine weather in complete privacy. The contemporary, fully-equipped kitchen combines conviviality and functionality with direct access to the outdoors.

The master suite benefits from a private bathroom, while the other bedrooms also enjoy comfortable, bright spaces.

Externally, the tree-lined garden, large terrace and relaxation areas offer a pleasant, harmonious setting. A garage box and several outdoor parking spaces complete this property.

Located just a few minutes from the center of Montreux, this property combines calm, comfort and immediate proximity to schools, shops and public transport.

SURFACES

Living area	~ 337 m ²
Surface of parcel	~ 1405 m ²
Garden surface	~ 1157 m ²
Useful surface	~ 516 m ²
Volume	~ 1717 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Number of balcony	1
Number of terraces	1
Year of construction	1967
Year of restoration	2025
Heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Energy efficiency	D
Building envelope	F

ANNEXES

- Individual garage space with charging station
- 6 outdoor parking spaces
- Garden storage

DISTANCES

Station	230 m
Public transports	230 m
Primary school	495 m
College / University	1679 m
Stores	756 m
Post office	784 m
Bank	529 m
Restaurants	502 m
Park / Green space	220 m

DISTRIBUTION**Lower ground floor**

- Bedroom
- Bedroom
- Bathroom/WC
- Dressing room
- Bedroom en-suite shower room/WC
- Laundry room
- Wine cellar
- Cellar
- Technical room

Upper ground floor

- Spacious living room with access to terrace and garden
- Dining room
- Large fitted kitchen
- Master bedroom with dressing room and en suite shower room (bath)
- Guest WC
- Terrace
- Balcony

NEIGHBOURHOOD

- Village
- Park
- Green
- Mountains
- Lake
- Harbour
- Vineyard
- Residential area
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- International schools
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Garage
- Box
- Visitor parking space(s)
- Barbecue

INSIDE CONVENIENCES

- Without elevator

- Garage
- Visitor parking space(s)
- Guests lavatory
- Wine cellar
- Jacuzzi
- Unfurnished
- Fireplace
- Double glazing
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Washing machine
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be refurbished

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price****CHF 3'850'000.-****Availability**

To be discussed

Judicial form

En nom propre

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VIEW

- Unobstructed
- Lake
- Garden
- Mountains
- Alps















