

# MONTREUX



Magnificent renovated residence in a  
renowned district

**CHF 3'900'000.-**

Parking place(s) included



9.5



6



~255 m<sup>2</sup>

n° ref. **036066**



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Switzerland

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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

This superb property has the advantage of being located in one of the most beautiful areas of Clarens "Les Bosquets-de-Julie", on a magnificent flat, wooded and fully fenced plot of 2,874 m<sup>2</sup>.

Surrounded by greenery, it benefits from an idyllic environment, only a few minutes away from the lake, public transport and all other amenities. Ideally positioned, it will facilitate your travels on foot. The Burier de La Tour-de-Peilz train station, which will allow you to reach the EPFL and the University of Lausanne in just a few minutes, is 700 metres away. The bus stop is 500 metres away. This sought-after residential area is a 5-minute drive from the centre of Montreux and a 2-minute walk from St. George's International School. For your children, the Saussaz sports centre, the Maladaire swimming pool and the Burier gymnasium are also in the immediate vicinity.

With its contemporary architectural style, this detached villa of approximately 255 m<sup>2</sup> of living space offers clean and elegant lines that blend in perfectly with the existing landscape. Without opposite, it guarantees a beautiful view on the garden side as well as on the neighbouring mountains.

Distributed over 2 levels + basement, it offers pleasantly sized rooms that are very bright, thanks to its southern exposure and its many bay windows. Its typology also leaves room for a 2-room flat with independent entrance. Its exteriors are superbly laid out with three spacious terraces, a pavilion and its garden planted with various species. It would be easy to create a swimming pool.

3 covered outdoor parking spaces and several parking spaces complete the complex.

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**SURFACES**

Living area	~ 255 m <sup>2</sup>
Surface of parcel	~ 2874 m <sup>2</sup>
Useful surface	~ 320 m <sup>2</sup>
Volume	~ 1531 cbm

**CARACTERISTICS**

Number of flats	2
Number of floors above ground	2
Number of rooms	9.5
Number of bedrooms	6
Number of bathrooms	4
Number of terraces	3
Year of construction	2000
Year of restoration	2023
Heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	7 included
Total nb. of parkings	7 included
Basements	1

**ANNEXES**

- 3 covered outdoor parking spaces
- Several outdoor parking spaces available

**DISTANCES**

Station	662 m
Public transports	263 m
Primary school	446 m
Secondary school	446 m
Post office	982 m
Bank	973 m
Restaurants	537 m

**DISTRIBUTION****Ground floor**

- Large entrance hall with wall cupboard
- Living room with fireplace and dining area
- Semi-open plan kitchen with access to the terrace and garden

- Separate toilet Separate flat
- Living room
- Bedroom
- Shower room/wc

**1st floor**

- Master suite with office, dressing room, bathroom/wc and private terrace
- 4 bedrooms with a small shared lounge
- Bathroom/wc

**NEIGHBOURHOOD**

- City centre
- Villa area
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Primary school
- Secondary school
- International schools
- Public swimming pool
- Sports centre

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Covered parking space(s)
- Parking
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Separated lavatory
- Cellar
- Wine cellar
- CP-Shelter
- Built-in closet

- Fireplace
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Shower
- Bath
- Alarm

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- With an open outlook
- Garden
- Mountains

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 3'900'000.-****Availability**

To be discussed

**Judicial form**

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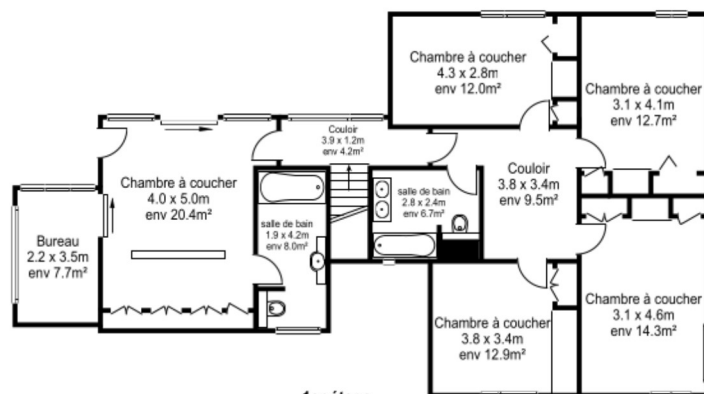
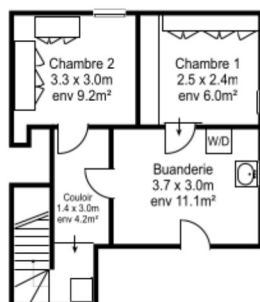




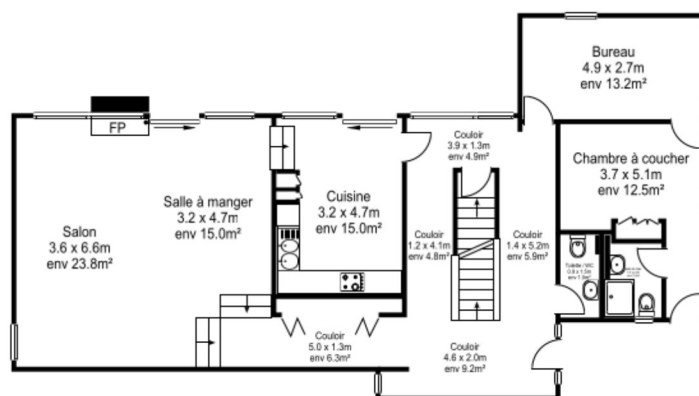








1er étage



Rez-de-Chaussé

