

MONTREUX



Prestigious object a few steps from the lake,
green park

CHF 5'700'000.-



10



7



~400 m²

n° ref.

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SITUATION AND DESCRIPTION

Located in the famous residential area of the Villas Dubochet, this luxurious 10 room property enjoys an idyllic and exclusive setting, just a few steps from the lakeside and 5 minutes from Montreux. This charming location gives it immediate proximity to all amenities (public transportation, shops, schools, international schools, private clinics, etc.), while enjoying absolute peace and quiet. Moreover, a bus stop is only 200 meters away and will allow you to easily reach the city centers of Vevey or Montreux.

As soon as you enter, you will be captivated by the elegance of the place, which combines refinement, old-fashioned charm and top-of-the-range materials. Distributed on 3 levels + basement, this residence of about 400 m² of living space with a unique character, perfectly respects the architectural style of the period with its high ceilings decorated with friezes, its fireplaces surrounded by marble and its floors

covered with magnificent rough parquet floors. Its reception rooms are spacious and welcoming, giving it a very warm interior atmosphere. Moreover, it has the advantage of having a studio with an independent entrance.

Meticulously maintained over the years and entirely renovated, this property dating from 1880 is in very good general condition and does not require any particular work.

Its roof has also been checked, as has its heating system, which was recently replaced by a reversible heat pump. All the bathrooms have also been completely redone. Erected on a flat plot of land of 1'741 m², this building offers you on the outside a magnificent park which gives it total privacy, away from prying eyes. Beautifully wooded, its garden has superb trees of various species.



Several outside parking spaces complete this exceptional property.

SURFACES

Living area	~ 400 m ²
Surface of parcel	~ 1741 m ²
Volume	~ 1703 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	10
Number of bedrooms	7
Number of bathrooms	5
Number of terraces	1
Year of construction	1870
Year of restoration	2020
Heating system	Gas
Heating installation	Radiator
Basements	1

ANNEXES

- Several outdoor parking spaces

DISTANCES

Station	584 m
Public transports	130 m
Primary school	527 m
Post office	416 m
Bank	405 m
Restaurants	235 m

DISTRIBUTION

Lower ground floor

- Independent entrance
- Spacious studio with fitted kitchen and shower room en suite
- Laundry
- Cellar

Ground floor

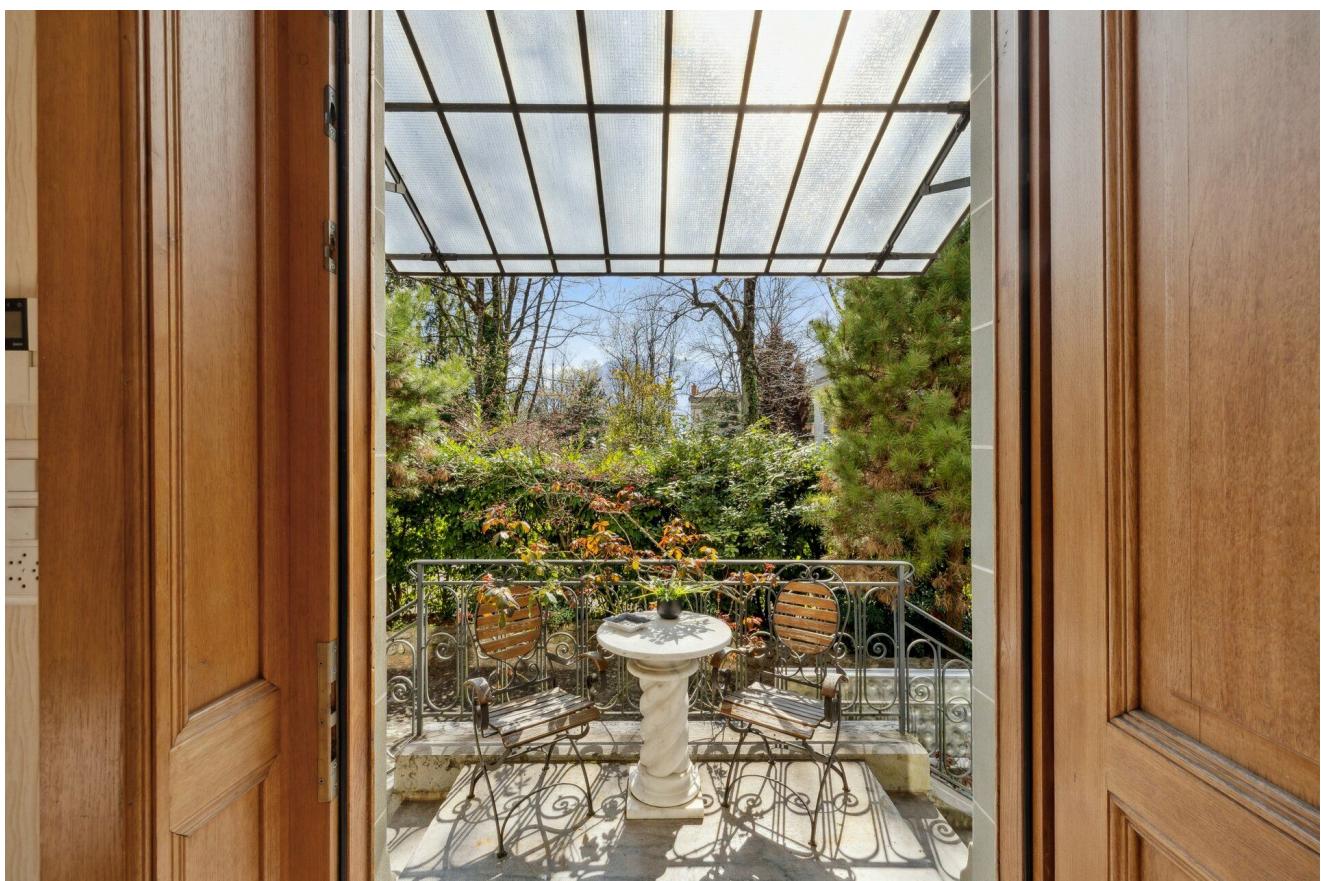
- Entrance hall
- Living room with fireplace
- Dining room
- Fully equipped living kitchen
- Vestibule - Visitor's toilets
- Garden

1st floor

- Distribution Hall
- Bedroom with access to the veranda
- Veranda
- Parental suite with en suite bathroom
- Room converted into a dressing room

2nd floor

- Corridor
- Bedroom
- 2 bedrooms, one with ensuite bathroom
- Terrace



CONSTRUCTION

This allotment of 22 villas was designed on the initiative of Vincent Dubochet according to the plans of the architect Emile Hochereau at the end of the 19th century. This enclosed perimeter, very discreet, forms an English-style park, where each house is a unique object in the center of its garden. Listed as Historic Monuments, the buildings and gardens are variously maintained but the ensemble retains most of its original qualities. All "Villas Dubochet" are numbered.

NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Preschool
- Primary school
- Secondary school
- International schools
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Shed
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Wine cellar
- Built-in closet
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Shower
- Bath
- Code door

FLOOR

- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

STYLE

- Character house

FINANCIAL DATA

Price

CHF 5'700'000.-

Availability

To be discussed

Judicial form

En nom propre

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