

# MONTREUX



Prestigious object a few steps from the lake,  
green park

**CHF 5'700'000.-**



10



7



~400 m<sup>2</sup>

n° ref.

**5325817\_15784**



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Switzerland

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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 m<sup>2</sup> 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 m<sup>2</sup>, 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.

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Several outside parking spaces complete this exceptional property.

**SURFACES**

Living area	~ 400 m <sup>2</sup>
Surface of parcel	~ 1741 m <sup>2</sup>
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.

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## 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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