

# JONGNY



One of a kind! Magnificent residence in the  
heart of a verdant park

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**CHF 9'500'000.-**



20



9



~800 m<sup>2</sup>

n° ref.  
**5140530\_17869**



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## SITUATION AND DESCRIPTION

### **SOTHEBY'S INTERNATIONAL REALTY !**

This character property is located in the village of Jongny, a small town near Vevey overlooking the Lavaux vineyards, a UNESCO World Heritage Site, and offering all the amenities you could wish for, including schools, shops, restaurants and a post office. It offers exceptional panoramic views of the lake and surrounding mountains. Thanks to its prime location, it's easy to get around. A bus stop for Vevey is right next to the property. The various motorway links to Geneva and the Valais are just 8 minutes away.

Set in a beautifully wooded plot of more than 20,000 m<sup>2</sup>, this property offers around 800 m<sup>2</sup> of living space in an idyllic, verdant setting. It also features two adjoining outbuildings. Equipped with a car lift and a lift with direct access to the living area, it is ideal for exhibitions and all types of events.

Three new flats have been created in this old building. The first, a 3.5-room duplex in the attic, has two bathrooms and a fitted kitchen. A south-facing studio apartment on the first floor is fully equipped. Finally, a 2.5-room flat, also south-facing, is located on the ground floor.

The main house, built in 1906 to blend in harmoniously with the barn, spans three levels. Offering high-quality fixtures and fittings, it elegantly combines the charm of the past with modern amenities. Meticulously maintained, the property has undergone extensive refurbishment to ensure optimum comfort and a refined atmosphere.

The property also benefits from an outbuilding, used as an artist's studio and exhibition space, in addition to its residential area.

The property is accessible via two private access roads with two outdoor car parks and a secure garage for everyday vehicles.

This exclusive property boasts an exceptional atmosphere and will win you over with its many assets when you visit.

## **SURFACES**

Living area	~ 800 m <sup>2</sup>
Surface of parcel	~ 20008 m <sup>2</sup>
Useful surface	~ 1400 m <sup>2</sup>

## **CARACTERISTICS**

Number of floors above ground	3
Number of rooms	20
Number of bedrooms	9
Number of bathrooms	7
Number of balcony	3
Year of construction	1732
Basements	1



## CONSTRUCTION

Major works have been carried out in recent years, along with a great deal of maintenance to keep the property in excellent condition.

The roof and façades were completely renovated and insulated in the 1990s, ensuring the structure's preservation and solidity.

In addition, glazed railings have been installed on the terrace, adding a modern touch while ensuring the safety of occupants.

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Bus stop
- Primary school
- Hiking trails

## OUTSIDE CONVENIENCES

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

## INSIDE CONVENIENCES

- Guests lavatory
- Cellar
- Wine cellar
- Fireplace

## EQUIPMENT

- Furnished kitchen
- Shower
- Bath
- Electric blind
- Alarm
- Videophone

## CONDITION

- Very good

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Lake
- Mountains

## STYLE

- Atypical house

## FINANCIAL DATA

### Price

**CHF 9'500'000.-**

### Availability

To be discussed

### Judicial form

En nom propre

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