

LA TOUR-DE-PEILZ



Timeless prestige on Lake Geneva

Price upon request

Parking place(s) included



11.5



5



~550 m²

n° ref.

5525235_032187



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Switzerland

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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE !

Between lake and mountains, in the heart of the Vaud Riviera, a historic residence stands as a living testament to elegance and vision.

Built in 1930 by Professor Paul Niehans, founder of Clinique La Prairie and pioneer of cellular medicine, the villa "Le Rocher du Soleil" has weathered the decades while preserving its soul. It was a meeting place for the international medical and artistic elite.

Recently restored to a rare high standard, it combines respect for heritage with sustainable innovation. The original volumes have been preserved and sublimated by a consequent renovation integrating geothermal energy, high-performance insulation and top-of-the-range equipment.

The interiors reveal a veritable gallery of precious materials, quartzite from Brazil in deep shades, rare marbles, artistic De Gournay wallpapers, handcrafted joinery.

Each en suite bedroom, each custom-designed space, composes a refined art of living, at the crossroads of heritage, innovation and absolute serenity.

The park, redesigned by renowned landscape architect Jean Mus, extends the villa in a Mediterranean plant setting, punctuated by an infinity pool suspended over Lake Geneva.

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SURFACES

Living area	~ 550 m ²
Surface of parcel	~ 6680 m ²
Useful surface	~ 700 m ²
Volume	~ 4132 cbm
Ceiling height	~ 3.6 m

CARACTERISTICS

Number of rooms	11.5
Number of bedrooms	5
Number of bathrooms	7
Year of construction	1930
Year of restoration	2022
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	3 included
Outside parking place/s	6 included
Total nb. of parkings	9 included
Energy efficiency	B
Building envelope	C
Parking places	Yes, obligatory

DISTANCES

Public transports	81 m
Primary school	324 m
Stores	1300 m
Restaurants	184 m

DISTRIBUTION**Ground floor**

- Spacious reception hall with checkroom and guest WC
- Large living room with fireplace, access to terrace and pool
- Dining room with access to terrace
- Kitchen fully equipped with Gaggenau appliances
- A Independent room / Fitness
- A library

1st floor

- Spacious hall
- Very large principal bedroom of over 70 m2 with c dressing room and en-suite bathroom
- 2 Large en-suite Bedroom of over 30m2
- 2 en-suite bedrooms

Basements

- Hall of circulation
- A living room, Home Cinema
- A wine cellar
- A cellar
- Wc
- Laundry room
- Technical room with storage space

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MUNICIPALITY

Ideally located between Vevey and Montreux, La Tour-de-Peilz offers an exceptional living environment on the shores of Lake Geneva. With its unique panorama of the Alps and Lake Geneva, the commune combines elegance, authenticity and modern comfort.

A strategic location

- A mere 50 minutes from Geneva airport, with easy transfers by car or train.
- At just 50 minutes from the most famous Alpine resorts: Gstaad and Verbier
- Montreux 5 minutes away, with its famous Jazz Festival and fairytale Christmas Market, among the most renowned in Europe.

A prestigious living environment

The commune seduces with its picturesque port, elegant beaches and lakeside promenades. The Château de La Tour-de-Peilz, home to the Swiss Gaming Museum, as well as heritage villas and contemporary residences reflect a harmony between culture and modernity.

A destination for international families

The immediate proximity of St George's International School in Montreux, an establishment renowned for its academic excellence, reinforces the region's appeal to a discerning international clientele.

La Tour-de-Peilz embodies the Swiss art of living: a subtle balance between serenity, prestige and openness to the world.

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CONSTRUCTION

In 2022, the owners undertook an ambitious renovation, respecting the original spirit while incorporating the most demanding standards:

- 100% renewable energy thanks to a geothermal system and high-performance insulation.
- Optimal thermal comfort: natural coolness in summer, ecological heating in winter.
- Redistribution of interior volumes to reconcile contemporary fluidity with historic cachet.
- Almost 5,000 m² of parkland redesigned by renowned landscape architect Jean Mus.
- Overflow pool, with its plunging view over the lake, invites relaxation and escape.
- Realized by Swiss architectural firm CCHE

Every detail reflects a quest for excellence:

- **Natural quartzite from Brazil**, with spectacular, resistant veins.
- **Painted De Gournay Wallpapers**, made to measure, veritable works of wall art.
- **Rare marbles and noble finishes** in every room.
- **Handcrafted joinery and bespoke fittings**, combining aesthetics and functionality.

In addition to the main villa, the property offers exceptional building potential, rare in the region: possibility of erecting a guest or staff house, or a building below the plot.

An additional garage box could also be considered, accommodating around 6 additional vehicles, thus meeting the needs of a car collection or extended private parking.

NEIGHBOURHOOD

- City centre
- Green
- Mountains
- Lake
- Beach
- Harbour
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Public swimming pool
- Ski resort
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Garage
- Sauna
- Swimming pool
- Barbecue

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Ski storage
- Storeroom
- Sauna
- Fitness room
- Swimming pool
- Home cinema
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Microwave
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Built-in coffee machine
- Washing machine
- Dryer
- Bath

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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- Shower
- Alarm
- Interphone
- Code door
- Videophone
- Oversee camera

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake
- Alps

STYLE

- Classic
- Modern
- Mediterranean





















