

MONTREUX



Magnificent detached villa in Montreux

CHF 1'690'000.-



7.5



4



184 m²

n° ref.

5174320_039335



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Discover this charming 7.5-room detached villa, offering an exceptional living environment in Montreux. With 184 sq.m. of living space on a 1,427 sq.m. plot, this house will win you over with its magnificent view of the lake and the Alps and its large, fully fenced garden, ideal for families and pets.

Built in 2007 and carefully renovated in 2020, this property offers spacious, bright living spaces.

The basement includes a cellar, boiler room with heat pump, laundry room, and a converted studio with fitted kitchen and shower, reserved for the owner's use. On the first floor, you'll appreciate an open-plan fitted kitchen, a vast living room, a dining room, as well as a shower room with WC for visitors. The attic houses 4 bedrooms of 14 m² each, as well as a bathroom with bath and WC.

Externally, you'll benefit from several private parking spaces, accommodating up to 8 cars, as well as a garden shed.

Located close to a freeway entrance, this villa is both practical and peaceful.

SURFACES

Living area	184 m ²
Surface of parcel	1427 m ²
Terrace surface	53 m ²
Useful surface	250 m ²

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	2007
Year of restoration	2020
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Parking places	Yes, obligatory

ANNEXES

The basement of this villa offers practical and versatile spaces:

- Spacious cellar for storage
- Heating room equipped with a heat pump
- Functional laundry room
- Furnished studio with fitted kitchen and shower
- Garden shed for outdoor storage
- Many private outdoor parking spaces

DISTANCES

Public transports	158 m
Primary school	251 m
Stores	1171 m
Restaurants	72 m

DISTRIBUTION**Ground floor**

The first floor layout of this charming house is optimized for your comfort:

- Open, fitted kitchen
- Spacious living room
- Dining room
- Shower room with guest WC

1st floor

The second floor layout of this charming villa is optimized for your comfort:

- Four bedrooms, each 14 m²
- Bathroom with bathtub and WC



CONSTRUCTION

Built in 2007, this villa was carefully renovated in 2020, combining charm and comfort to offer bright, functional spaces

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Hiking trails
- Bike trail
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Greenery
- Fence
- Shed
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Cellar

- Heating Access
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles

CONDITION

- Good

EXPOSURE

- Favourable

VIEW

- Nice view
- Lake
- Garden
- Alps

FINANCIAL DATA**Price**

CHF 1'690'000.-

Availability

To be discussed

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