

# NOVILLE



Exceptional equestrian property offering  
unique privacy

**Price upon request**



6



4



350 m<sup>2</sup>

n° ref. **035064**



**Switzerland | Sotheby's International Realty**  
Rue du Théâtre 7 bis, 1820 Montreux

**Julien Schneider**  
+41 79 108 45 17 - Fax +41 21 962 86 61  
julien.schneider@swsir.ch





## SITUATION AND DESCRIPTION

This magnificent equestrian property is nestled in the heart of the Grangettes nature reserve, on the eastern shores of Lake Geneva, less than 10 minutes from Montreux. Its unique location provides an exceptional living environment. Amenities such as shops, schools and access to the A9 freeway are just 5 minutes away, with no nuisances to disturb the beauty of the site.

The property is accessed via a road closed to traffic, guaranteeing its owners great privacy. This equestrian residence is extremely private, providing its occupants with a sense of isolation while still being close to all amenities. Such a situation is extremely rare in Switzerland, and even rarer on the outskirts of Lake Geneva.

The estate extends over a sumptuous park of almost 10 hectares, including a farmhouse built at the end of the 19th century, entirely renovated to offer a high level of comfort to its occupants

**SURFACES**

Living area	350 m <sup>2</sup>
Surface of parcel	97166 m <sup>2</sup>
Underground surface	192 m <sup>2</sup>
Useful surface	455 m <sup>2</sup>
Volume	2024 cbm

**CARACTERISTICS**

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	1900
Year of restoration	2005
Second home	Non authorized
Parking places	Yes, obligatory

**ANNEXES**

- Fitted stable with 6 horse stalls
- Covered tack room and storeroom
- Dressage ring measuring 20 x 40 m
- Lunging ring measuring 16 m
- Garden shed garden shed
- Storage room
- Covered storage area for farm equipment
- Pool and relaxation area
- Parking area for several vehicles

**DISTRIBUTION****Ground floor**

- Main entrance with guest toilet
- Second entrance with separate toilet
- Cellar used as house storeroom
- Wine cellar

**1st floor**

- Kitchen with dining area and private terrace
- Dining room equipped with French fireplace
- Living room with wood-burning stove
- TV corner giving access to large covered terrace
- Private hall giving access to:

- Master bedroom
- Shower room with toilet
- Dressing room
- Laundry room connected to kitchen

**Under the roof**

- Two south-facing bedrooms
- Bathroom with toilet
- Office
- Common room with TV corner and private shower
- Bedroom with private shower
- Technical room

**NEIGHBOURHOOD**

- Park
- Green
- Lake
- Railway station
- Highway entrance/exit

**OUTSIDE CONVENIENCES**

- Garden
- Exclusive use of garden
- Pond
- Fence
- Annex
- Covered parking space(s)
- Box with depot
- Carport
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Open kitchen
- Wine cellar
- Fireplace
- Bright/sunny
- Exposed beams
- With character

**EQUIPMENT**

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge

- Freezer
- Dishwasher

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear

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

To be discussed

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