

CLARENS



Character property nestled in the heart of
greenery

CHF 3'950'000.-

Parking place(s) included



8.5



7



328 m²

n° ref.

041525_5711644



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In the immediate vicinity of the Saint-Georges International School, on a beautiful plot of over 4'000 m², property built in the 1920s with beautiful, spacious and bright rooms. The property will need total renovation.

Quiet, privileged neighborhood, just a few minutes' walk from the lake, the Maladaire swimming pool and close to Montreux.

Many outdoor parking spaces. Magnificent wooded garden.

An annex house with a shed/barn as well as a garage and parking space complete this rare property on the market.

SURFACES

Living area	328 m ²
Surface of parcel	4280 m ²
Volume	1659 cbm

CARACTERISTICS

Number of flats	1
Number of rooms	8.5
Number of bedrooms	7
Number of bathrooms	3
Number of balcony	2
Number of terraces	1
Year of construction	1920
Year of restoration	2019
Heating system	Gas
Heating installation	Radiator
Draining of waste water	Separative
Outside parking place/s	5 included
Number of boxes	1 included
Parking places	Yes, obligatory

DISTANCES

Public transports	455 m
Primary school	1744 m
Stores	981 m

DISTRIBUTION**Ground floor**

- A large entrance hall
- A closed kitchen
- A living room with stove and access to a semi-covered terrace
- Two bright bedrooms (terrace access)
- A guest WC

1st floor

- 3 bedrooms with balcony access
- 2 bathrooms

Under the roof

- A spacious bedroom with balcony
- A bathroom
- An office
- A loft

Basements

- Two large cellars
- A laundry room
- A gardening room
- A technical room (gas boiler from 2019)

NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Residential area
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery

INSIDE CONVENIENCES

- Bright/sunny

CONDITION

- To be renovated

EXPOSURE

- Favourable

VIEW

- Clear
- Lake
- Garden
- Mountains

STYLE

- Character house

FINANCIAL DATA

Price

CHF 3'950'000.-

Availability

To be discussed

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