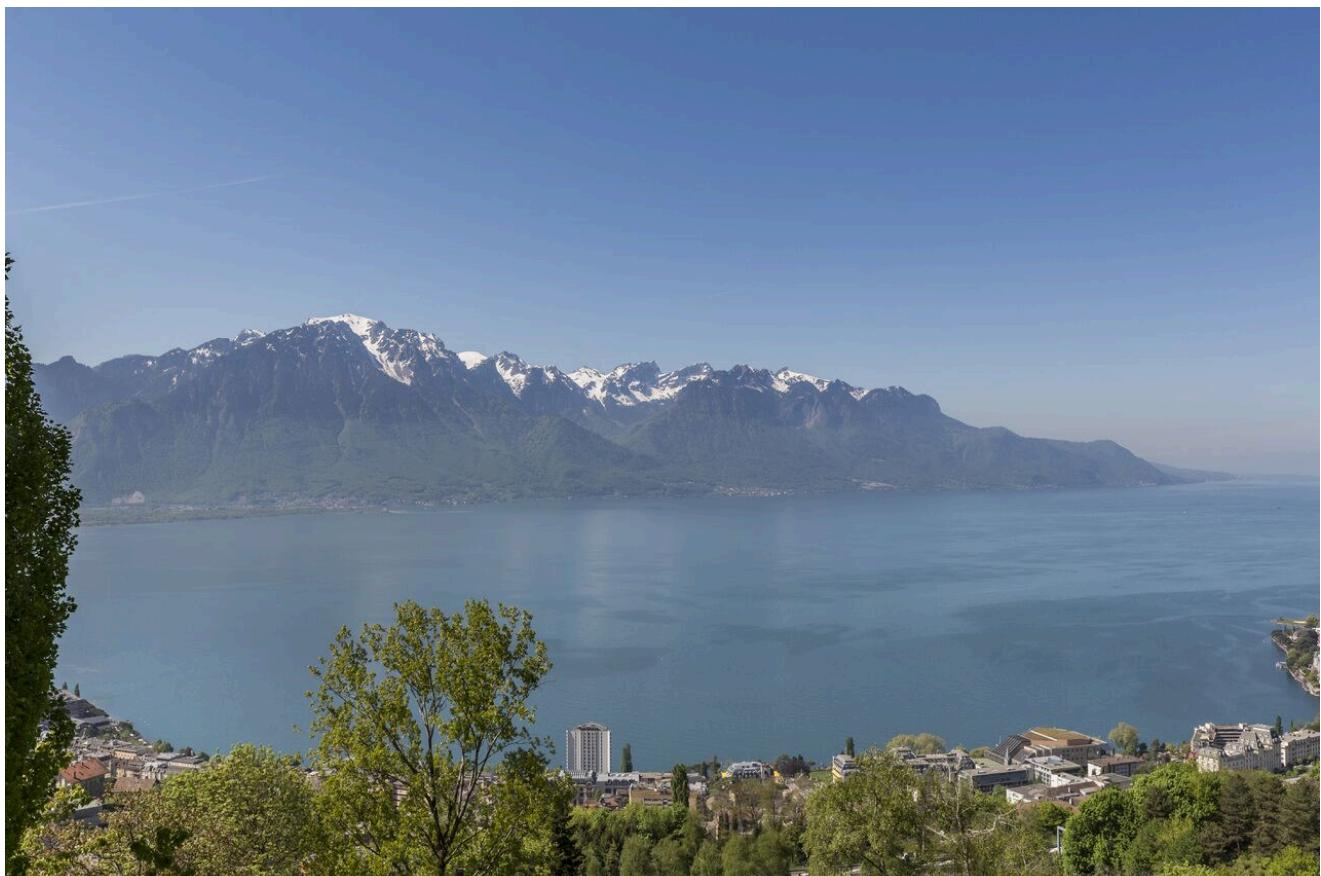


# CHERNEX



Beautiful villa with a pool offering an exceptional panorama

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**CHF 2'450'000.-**



5.5



4



~240 m<sup>2</sup>

n° ref. **10174**

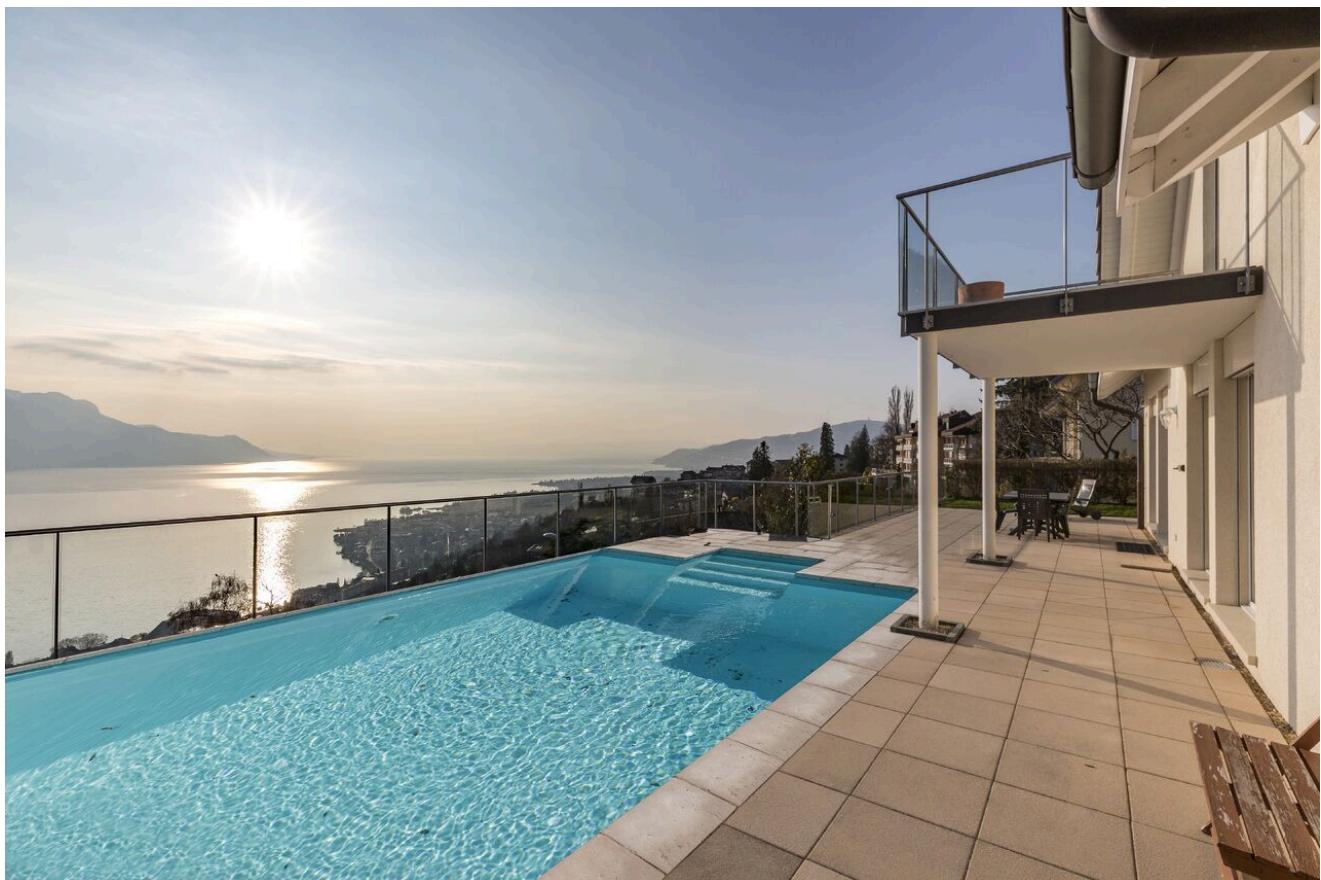


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## SITUATION AND DESCRIPTION

This beautiful family property is located on the heights of Montreux, just 7 minutes drive from the city center and its many shops. It is located in a residential area of the charming village of Chernex. Its location, between lake and vineyards, gives this villa a sought after living environment and allows it to enjoy a magnificent panoramic view.

Distributed on 2 levels + basement, this property of 5.5 rooms totals approximately 240 m<sup>2</sup> living space. Its orientation to the south and its many windows provide a beautiful light.

Built in 2005, it has been regularly cared for and is in excellent general maintenance condition. It has spacious and bright living spaces. Beautiful materials have been specially chosen to provide a warm and welcoming environment.

Outside, a garden with a terrace of about 144 m<sup>2</sup> and a swimming pool will allow you to enjoy relaxing moments while enjoying the beautiful view that awaits you. A nice pond has also been installed, bringing a touch of charm to this property.

A double garage and 2 outdoor parking spaces complete this property.

## SURFACES

Living area	~ 240 m <sup>2</sup>
Surface of parcel	~ 1088 m <sup>2</sup>
Garden surface	~ 831 m <sup>2</sup>
Terrace surface	~ 144 m <sup>2</sup>
Volume	~ 1197 cbm

## Basements

- Large room / playroom
- Shower room / wc
- Large laundry room
- Large cellar
- Technical room for the pool
- Garage box for two cars

## CARACTERISTICS

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Number of balcony	1
Number of terraces	1
Year of construction	2005
Heating system	Gas
Heating installation	Floor
Basements	1

## DISTANCES

Public transports	444 m
Primary school	1115 m
Stores	469 m
Restaurants	522 m

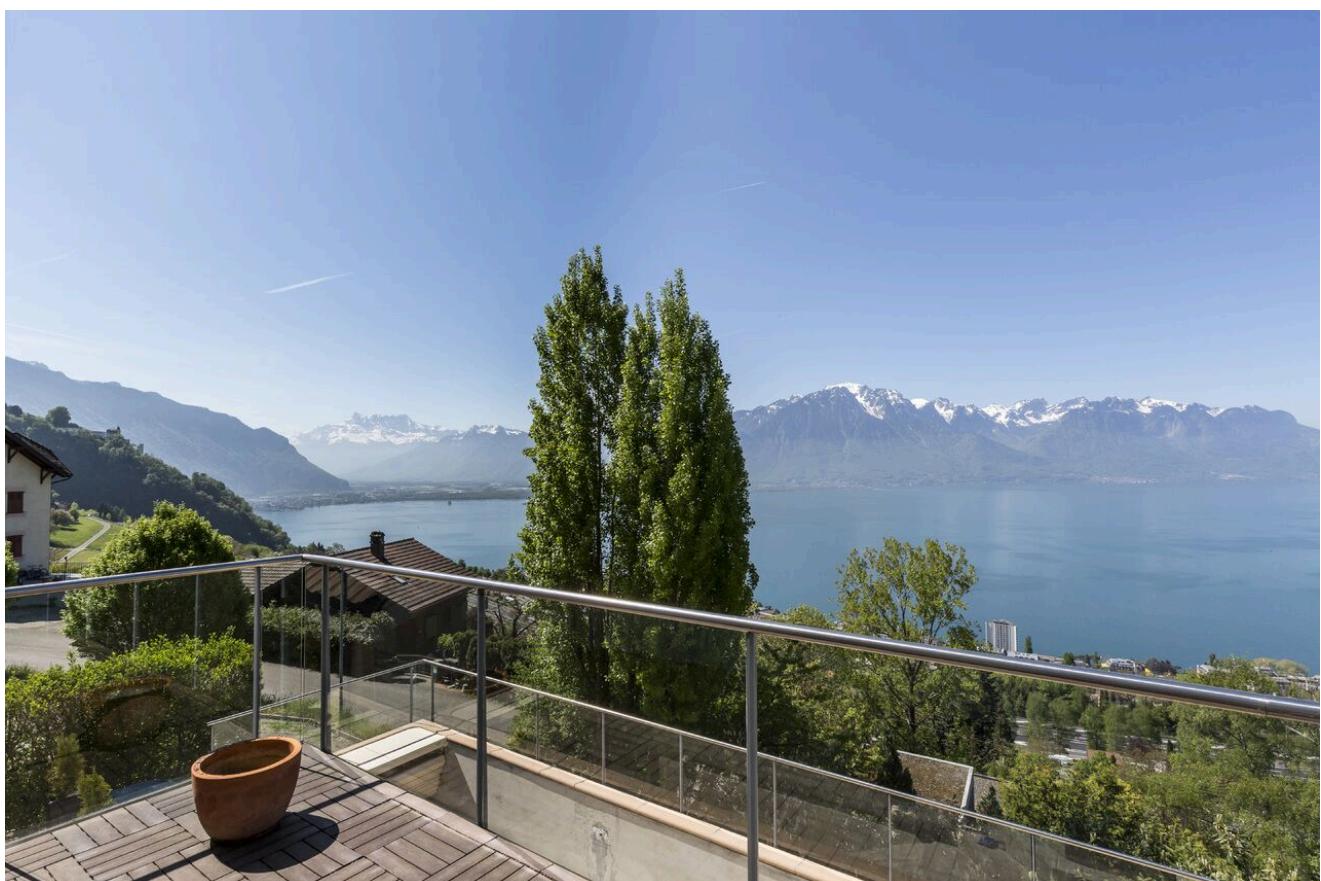
## DISTRIBUTION

### Ground floor

- Entrance hall
- Living room with access to the terrace
- Dining room with access to the terrace
- Master bedroom with bathroom with bath-jacuzzi and wc en suite
- Closed fully equipped kitchen
- Office
- Visitors toilet

### 1st floor

- 3 attic bedrooms
- Office
- Shower room / wc



## OUTSIDE CONVENIENCES

- Garden
- Terrace about 144 m<sup>2</sup>
- Balcony
- Outdoor pool
- Pond
- 2 outdoor parking spaces

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Post office
- Restaurant(s)
- Railway station
- Highway entrance/exit
- Child-friendly
- Primary school

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Pond
- Swimming pool

## INSIDE CONVENIENCES

- Garage
- Guests lavatory
- Cellar
- Jacuzzi
- Recreationroom
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Bath
- Shower

## CONDITION

- Very good

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Lake
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

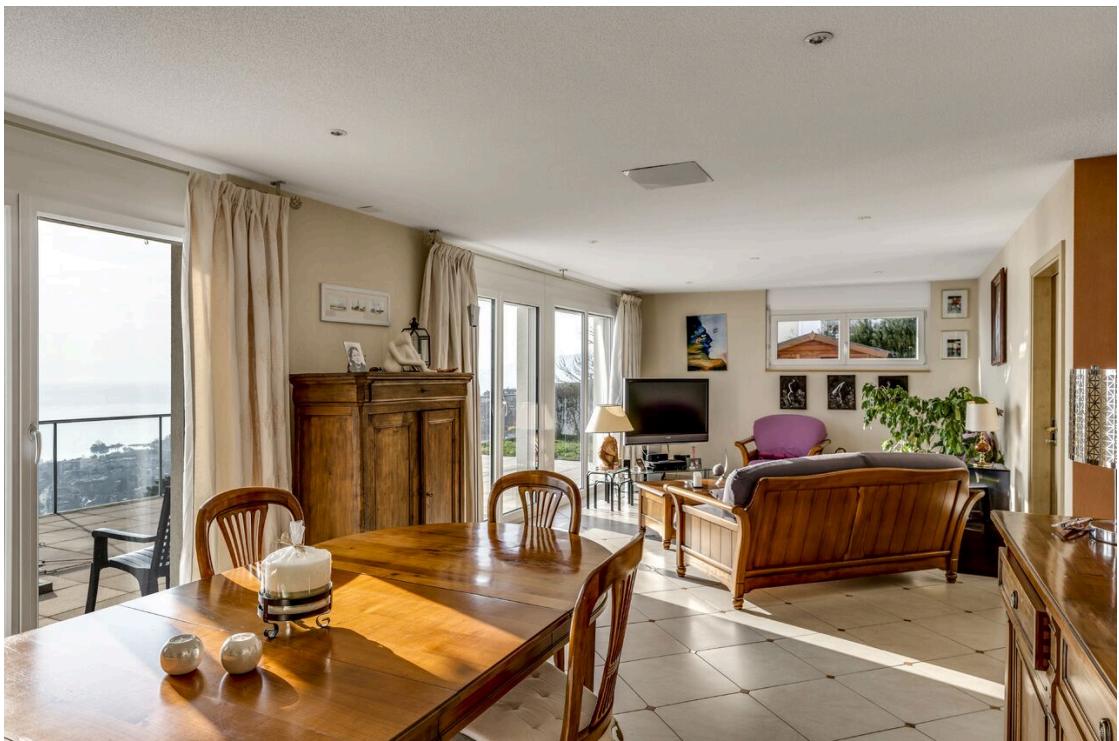
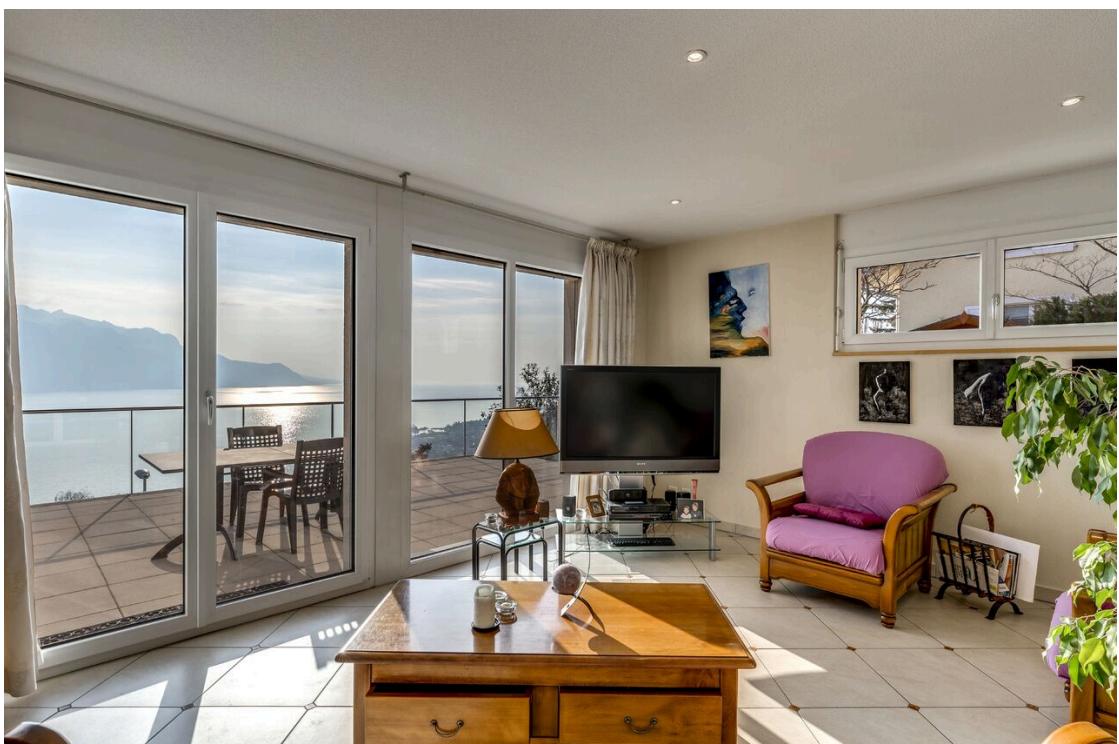
Price

**CHF 2'450'000.-**

Availability

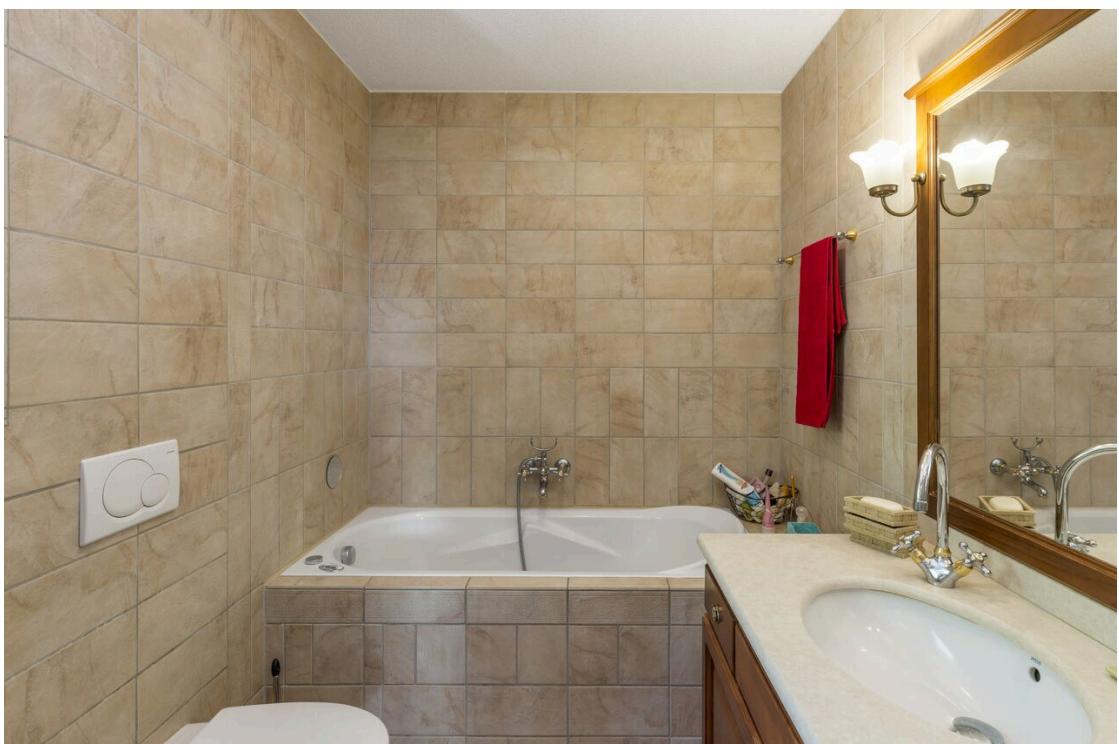
To be discussed

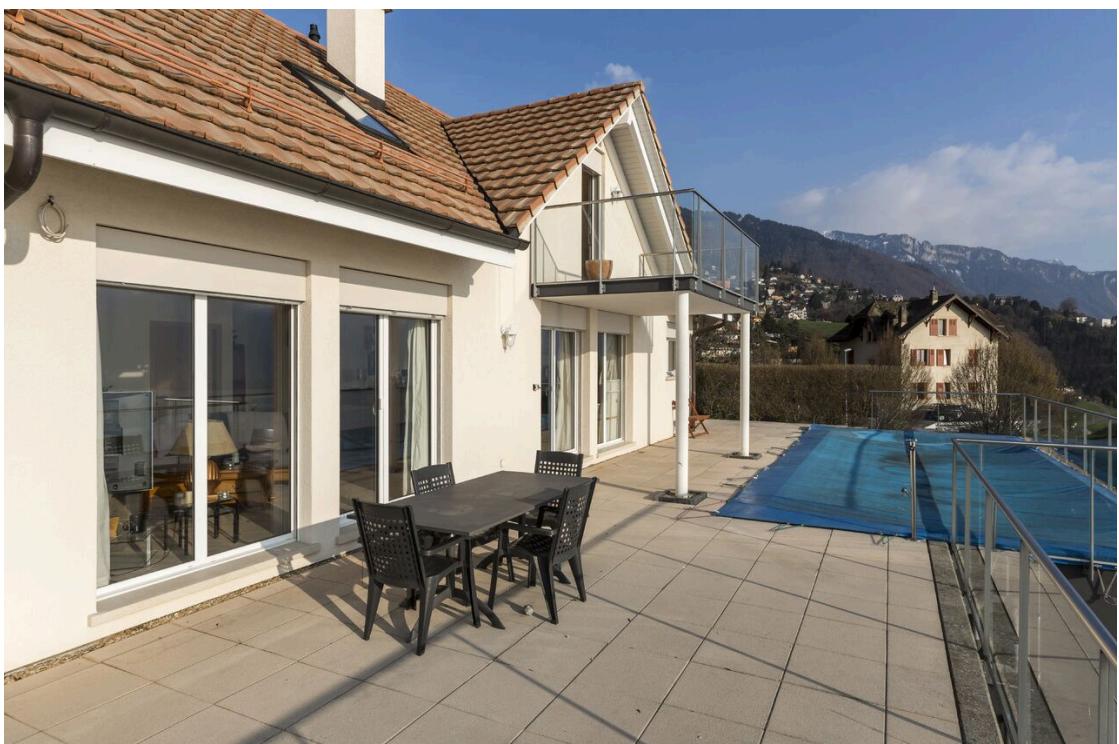
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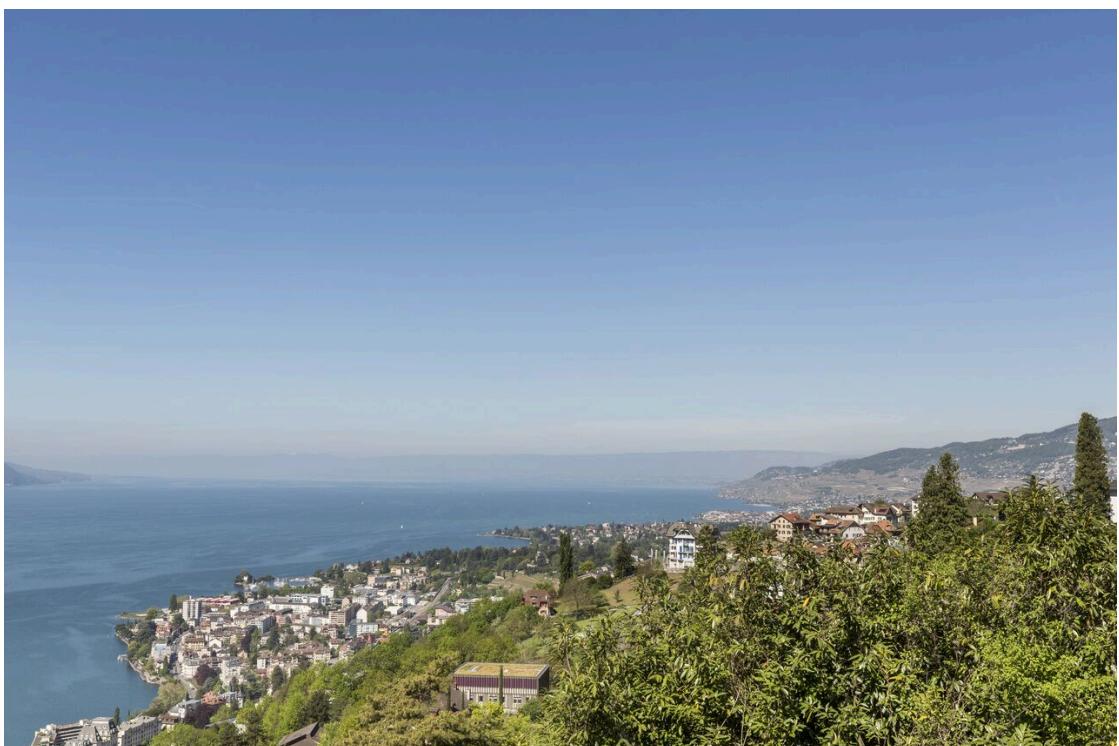








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