

# CHEXBRES



Superb residence with spectacular views

**CHF 4'600'000.-**



10



6



360 m<sup>2</sup>

n° ref.

**5187468\_4038**



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Switzerland

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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

Ideally located on the outskirts of the charming village of Chexbres, this superb property offers breathtaking views of the lake, vineyards and surrounding mountains. A few minutes' walk from the village center of Chexbres and a few minutes' drive from Rivaz, it also benefits from easy proximity to motorways and the magnificent Lavaux vineyards, listed as UNESCO world heritage sites.

This magnificent mansion, built in an elegant style of Provençal architecture, consists of an entrance hall, followed by a storage room and a large office, a refined kitchen and a spacious living-dining room with access to a terrace through large bay windows.

On the ground floor, a wing dedicated to the master bedroom, with adjoining bathroom and dressing room, completes the living space. The first floor offers three charming bedrooms with access to a very

generous balcony. One of the bedrooms also has direct access to a large bathroom.

The property, entirely underground, offers numerous storage spaces, as well as a spacious sauna, a perfectly soundproofed music room transformed into a fitness room, a wine cellar, a shower room and an elegant carnotzet. The annex duplex apartment consists of two bedrooms with a shower room, a kitchen, a living room with fireplace and a terrace. It offers the advantage of direct access from the main residence via the basement.

This property also has a garage that can accommodate up to six cars, equipped with its technical pit.

**[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)**

**SURFACES**

Living area	360 m <sup>2</sup>
Weighted Surface	360 m <sup>2</sup>
Surface of parcel	2514 m <sup>2</sup>
Garden surface	2292 m <sup>2</sup>
Built surface	222 m <sup>2</sup>
Useful surface	534 m <sup>2</sup>

**CARACTERISTICS**

Number of floors above ground	2
Number of rooms	10
Number of bedrooms	6
Number of bathrooms	5
Year of restoration	1982
Second home	Non authorized
Basements	1

**ANNEXES**

Secondary apartment with two bedrooms and a lovely terrace of 80 m<sup>2</sup>

**DISTRIBUTION****Ground floor**

- Entrance hall
- Toilets for guests with separate washbasin
- Storage room with ample storage
- Office - Kitchen
- Living room opening onto the dining room with magnificent fireplace
- Dining room
- Terrace with barbecue area and magnificent view of the lake
- Corridor
- Dressing room
- Bedroom Master bedroom with fireplace and en suite bathroom

**1st floor**

- Bedroom with en suite bathroom
- Bathroom with toilets
- 2 Bedrooms

- Balcony with view of the lake and mountains

**Basements**

- Sauna with shower and WC
- Soundproofed gym and music room
- Corridor with ample storage
- Storage room - Utility room fully equipped
- Wine cellar ventilated - Cellar with large freezer
- Boiler room gas-fired - Shower room
- Carnotzet large, with bar - Toilets - Technical installations
- Corridor with access to the annex Garages
- Garage for one car with storage, linked to the main residence
- 3 Garages for five cars with inspection pit, access via the annex or basement





## LOCATION

Benefiting from a privileged position on the outskirts of the charming village of Chexbres, this splendid property offers a striking view of the lake, the vineyards and the surrounding mountains. Located a few minutes' walk from the center of the village of Chexbres and a few minutes' drive from Rivaz, this residence is also very close to the motorways and the superb vineyards of Lavaux, listed as UNESCO world heritage sites.

## CONSTRUCTION

The garden and access to the garages are enclosed by a magnificent high stone wall, protecting the privacy of the entire property. The property is also protected by a sophisticated alarm system.

## OUTSIDE CONVENIENCES

- Vegetable garden with spotlights

- Swimming pool heated with massage jets and spotlights

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## NEIGHBOURHOOD

- Village
- Vineyard
- Shops/Stores

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking
- Garage
- Swimming pool

## INSIDE CONVENIENCES

- Garage
- Guests lavatory
- Dressing
- Cellar
- Carnotzet
- Sauna
- Fitness room
- Swimming pool
- Recreationroom
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Shower
- Bath

- Alarm
- Code door
- Videophone

## FLOOR

- Mosaic parquet floor
- Carpet

## ORIENTATION

- South

## EXPOSURE

- Favourable

## VIEW

- Unobstructed
- Panoramic
- Lake
- Alps

## STYLE

- Mediterranean

## FINANCIAL DATA

**Price**

**CHF 4'600'000.-**

**Availability**

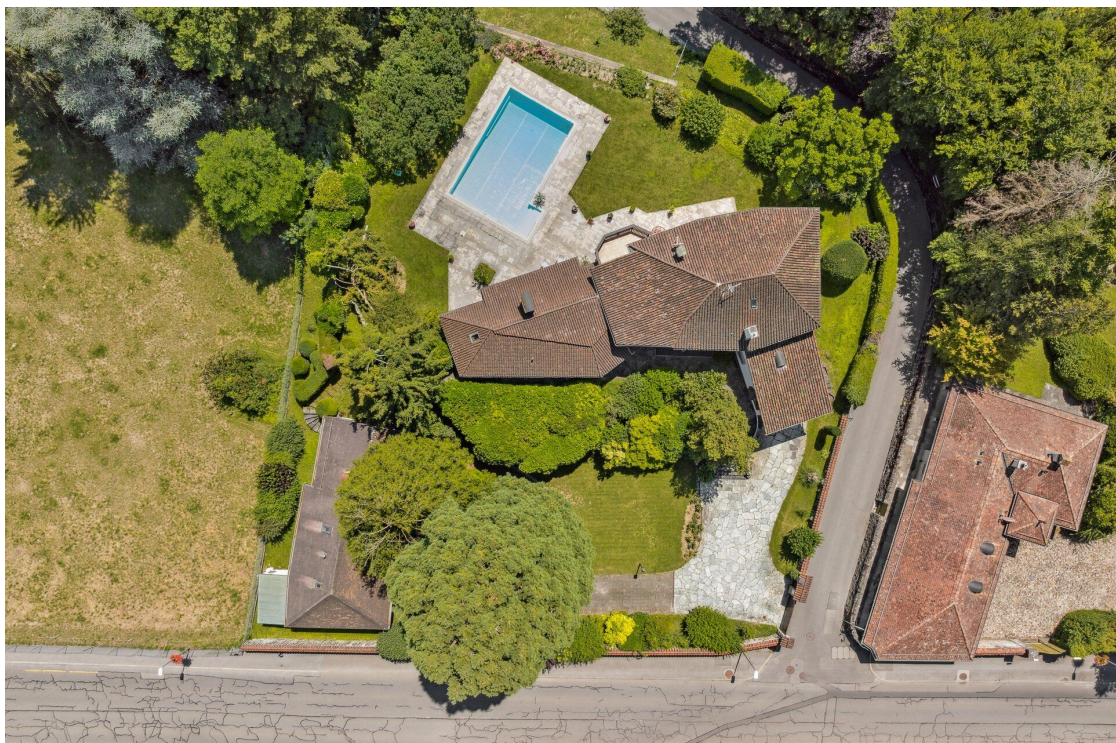
To be discussed

**Judicial form**

En nom propre

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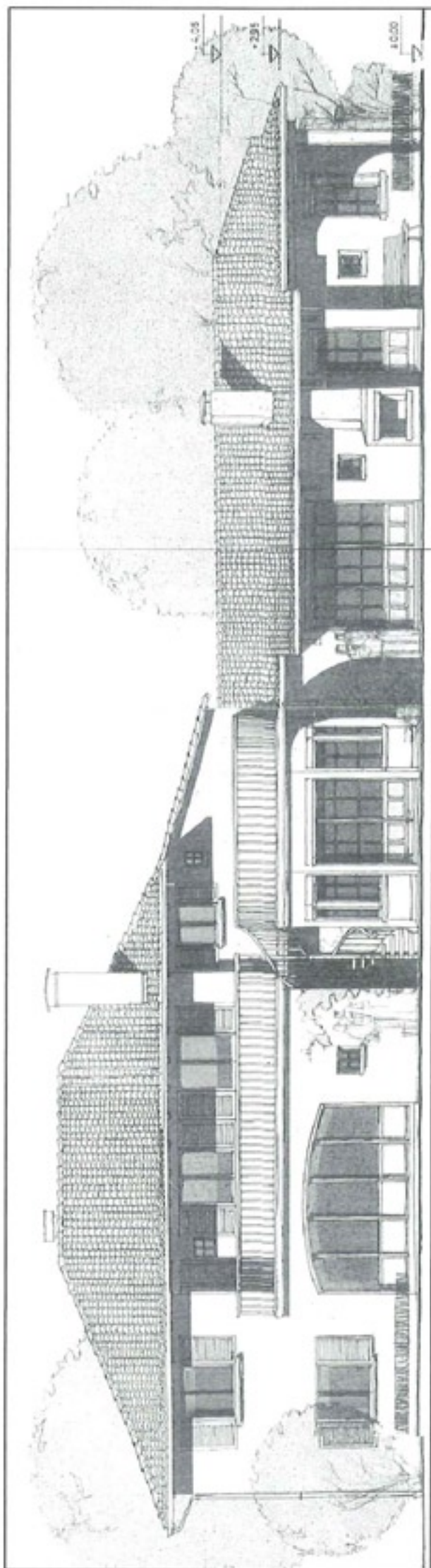














VERS VIGNES LAVAUX ET LAC LEMAN

JARDIN POTAGER

PISCINE  
65 M2

JARDIN SUPERIEUR

JARDIN SUPERIEUR

MAISON PRINCIPALE

ACCES

CORRIDOR DE LIAISON  
MAISON PR. - GARAGE

JARDIN INFERIEUR

APP. SEC.

ACCES

ATELIER

GARAGE

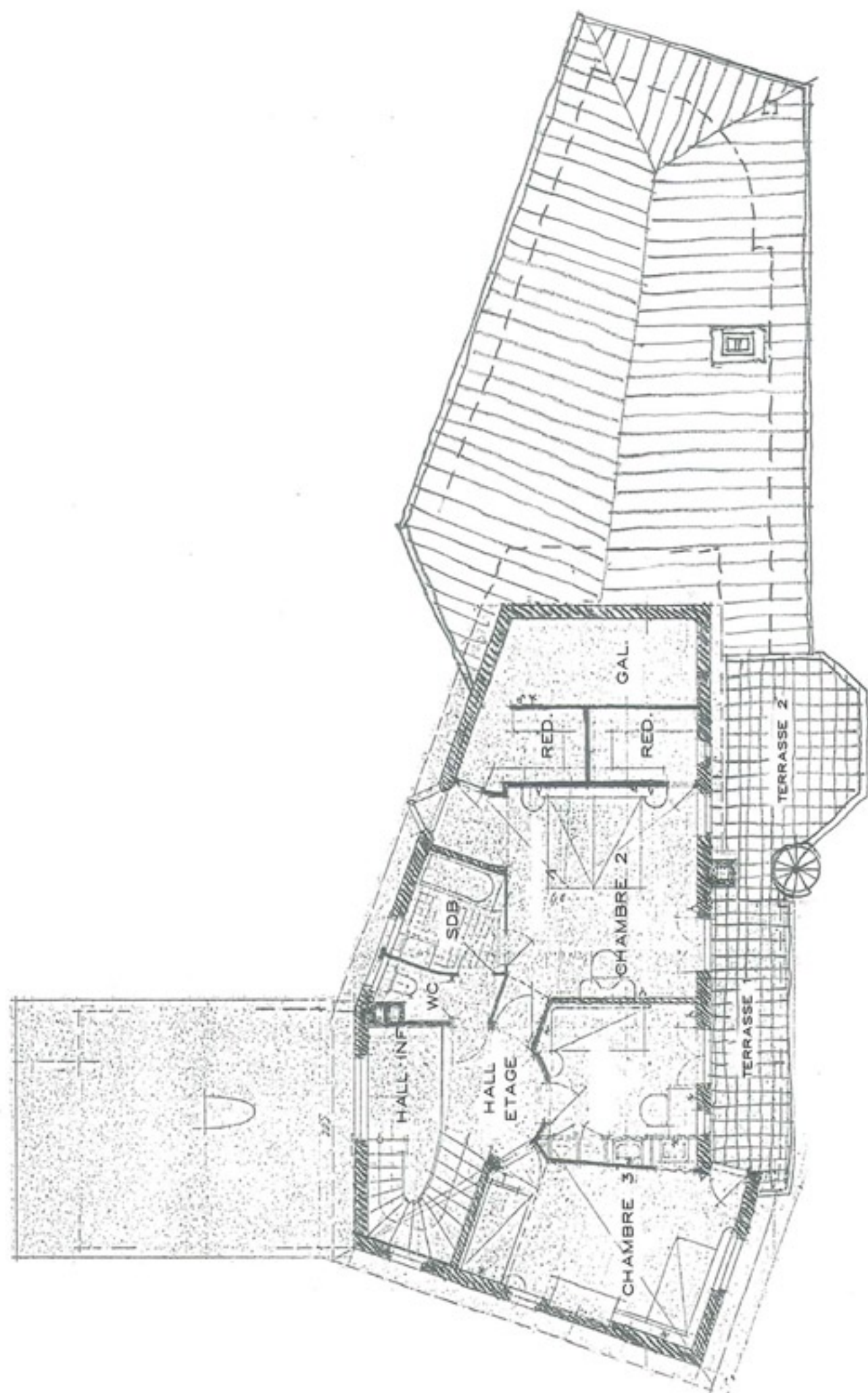
PLACE ACCES  
ET PK

AV. AUGUSTE PICCARD

ACCES  
PROPR.

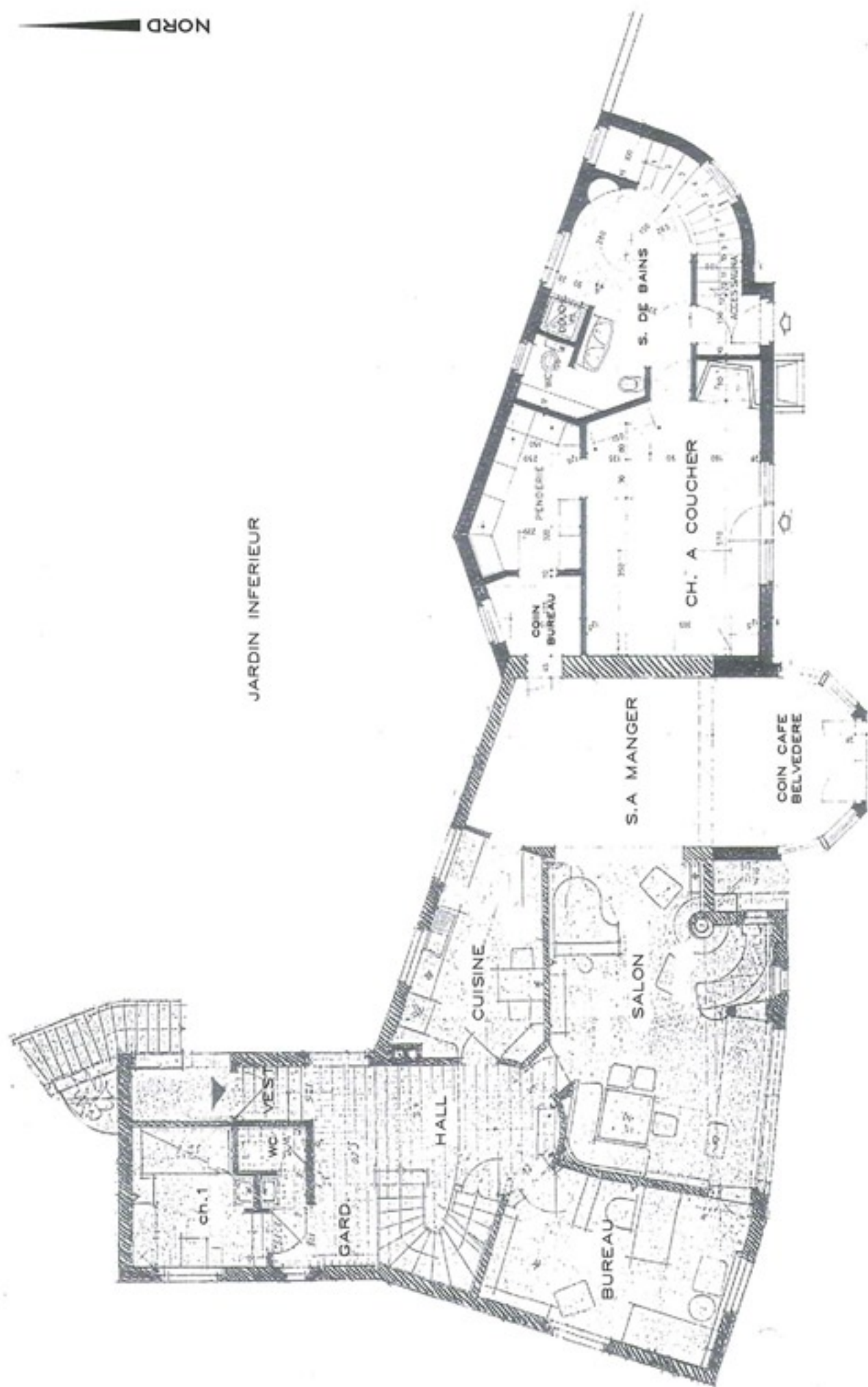
ROUTE CANTONALE CHEXBRES-CHARDONNE







ACCES PRINCIPAL



JARDIN SUPERIEUR

ZONE PISCINE

NORD

