

MONTREUX



Unique, authentic Chalet with unmistakable character and breathtaking

CHF 2'985'000.-



8



5



~220 m²

n° ref. **040619**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This charming chalet is located in Territet, in a quiet, leafy residential area, just a 5-minute drive from downtown Montreux. More precisely at a place called "Mont-Fleuri".

With a living area of around 220 m² spread over 4 levels, it offers spacious rooms and a beautiful high ceiling. The well-maintained property sits on 1,883 m² of land and boasts attractive outdoor spaces, including a terrace and garden with lake and mountain views. A jacuzzi under a pergola adds a relaxing touch. Ideal for those seeking peace and quiet and proximity to amenities, the chalet also includes a garage and several parking spaces.

SURFACES

Living area	~ 220 m ²
Surface of parcel	~ 1883 m ²
Useful surface	~ 250 m ²

CHARACTERISTICS

Number of flats	2
Number of rooms	8
Number of bedrooms	5
Number of bathrooms	4
Year of construction	1911
Year of restoration	2023
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Authorized
Construction zone	Villa

DISTANCES

Public transports	170 m
Primary school	1250 m
Stores	335 m
Restaurants	200 m

DISTRIBUTION**Lower ground floor**

- Studio
- Laundry room
- Boiler room
- Garage
- Cellar

Upper ground floor

- Entrance hall
- Living room
- Dining room
- Veranda
- Fully equipped kitchen with adjoining room
- Visitors' toilet

1st floor

- 3 bedrooms, 2 with balcony access
- Bathroom/wc

Under the roof

- Master bedroom
- Bathroom/WC



OUTSIDE CONVENIENCES

- Garden
- Terrace
- Balcony
- Outdoor Jacuzzi

NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- Child-friendly
- Primary school
- Hiking trails
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Fence
- Visitor parking space(s)
- Jacuzzi

INSIDE CONVENIENCES

- Guests lavatory
- Cellar
- Wine cellar
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake
- Mountains

STYLE

- Classic
- Rustic

FINANCIAL DATA**Price****CHF 2'985'000.-****Availability**

To be discussed

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