

# MONTREUX



Unique, authentic Chalet with unmistakable character and breathtaking

**CHF 2'985'000.-**



8



5



~220 m<sup>2</sup>

n° ref.

**5640892\_040619**



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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 m<sup>2</sup> spread over 4 levels, it offers spacious rooms and a beautiful high ceiling. The well-maintained property sits on 1,883 m<sup>2</sup> 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 <sup>2</sup>
Surface of parcel	~ 1883 m <sup>2</sup>
Useful surface	~ 250 m <sup>2</sup>

**CARACTERISTICS**

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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