

BEX



Elegant character property in the heart of a
haven of peace

CHF 1'490'000.-

Parking place(s) included



9.5



7



~450 m²

n° ref.

5603851_17319



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis , 1820 Montreux

Charlie Gardien
+41 79 854 95 32
charlie.gardien@swsir.ch

Switzerland

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SITUATION AND DESCRIPTION

This beautiful 19th century residence was built on the hills of Bex (VD), sheltered from nuisances and in the heart of a magnificent green environment. Its privileged location offers many advantages, including the St-Maurice school, which is close to the school, the hospitals and the ski slopes for powder lovers with the resorts of Villars, Gryon, Les Portes du Soleil, Leysin and Les Diablerets. The railway stations of Bex and St-Maurice are also very well served, allowing you to move easily to the Valais or the Riviera. For nature lovers, there are many walks on the hills from which you can admire the Cime de l'Est.

Unique in its kind, this 9.5 room building with approximately 450 m² of living space offers generous volumes with many very spacious reception rooms. Its fittings are of a high standard with meticulous finishing touches.

Outside, its magnificent garden with fruit trees extends over 2,122 m² and guarantees fullness in this natural setting. Its typology, typical of traditional houses of yesteryear, provides convivial spaces for everyone, both inside and outside, with lots of character and a unique atmosphere. The property has a wide range of possible layouts and is ideal for a large family.

A magnificent vaulted cellar and numerous outdoor parking spaces complete the ensemble.

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SURFACES

Living area	~ 450 m ²
Surface of parcel	~ 2122 m ²
Useful surface	~ 545 m ²
Volume	~ 2121 cbm

CARACTERISTICS

Number of rooms	9.5
Number of bedrooms	7
Number of bathrooms	6
Number of toilets	5
Year of construction	1900
Year of restoration	1987
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	2 included
Construction zone	Zone intermédiaire 18 LAT (Zone intermédiaire I)
Building envelope	C
Parking places	Yes, obligatory

DISTANCES

Station	1430 m
Public transports	780 m
Freeway	1210 m
Primary school	1150 m
Restaurants	770 m

DISTRIBUTION**Ground floor**

- Magnificent entrance
- Spacious living room with access to the outside
- Dining room
- Fully equipped kitchen and dining area
- Independent studio with shower room/wc
- Separate toilet
- Laundry room
- Heating room

1st floor

- Large distribution hall / Gallery
- En-suite bedroom with bathroom, separate toilet and study
- 3 bedrooms

Under the roof

- Distribution hall
- 2 bedrooms each with its own shower room/wc

Basements

- Large cellar accessible from inside and outside
- Vaulted wine cellar accessible from both inside and outside
- Oil tanks and large storage space/cellar, accessible from outside



LOCATION

Located in a verdant setting, surrounded by agricultural plots where **calm and nature** reign, this address offers a peaceful, bright environment typical of the hillside overlooking the Rhône valley. A small shop is located in the **center of the village of Lavey**, accessible in **10 minutes on foot**, and for more varied shops or the train station, you need to go to **Saint-Maurice**, located just across the road about **20 minutes' walk**.

The **road access** is very easy, with the freeway accessible in less than **5 minutes by car**, providing quick access to Aigle, Monthey or the Vaud Riviera. For public transport, the station and bus routes are in Saint-Maurice, which also involves a **twenty-minute walk** from the address.

The location is also attractive for its proximity to **natural areas and hiking trails**, offering numerous opportunities for walking and outdoor recreation. This

setting thus combines **tranquility, quality of life, proximity to essential services and accessibility to regional infrastructures**.

NEIGHBOURHOOD

- Green
- Shops/Stores
- Restaurant(s)
- Hiking trails

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Gardenhouse
- Shed

INSIDE CONVENIENCES

- Guests lavatory
- Cellar
- Wine cellar
- Jacuzzi
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

- Marble

ORIENTATION

- South
- West

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Clear
- With an open outlook
- Rural
- Garden
- Mountains

FINANCIAL DATA**Price**

CHF 1'490'000.-

Availability

To be discussed

Judicial form

En nom propre

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Spacious living room with fireplace



Interior ambiance



Entrance hall, marble staircase



Dining room



Kitchen



Master bedroom



En-suite bathroom with Jacuzzi, shower, double washbasin and separate toilet



Bedroom



Bedroom



Powder room



Gallery - View from the 1st floor



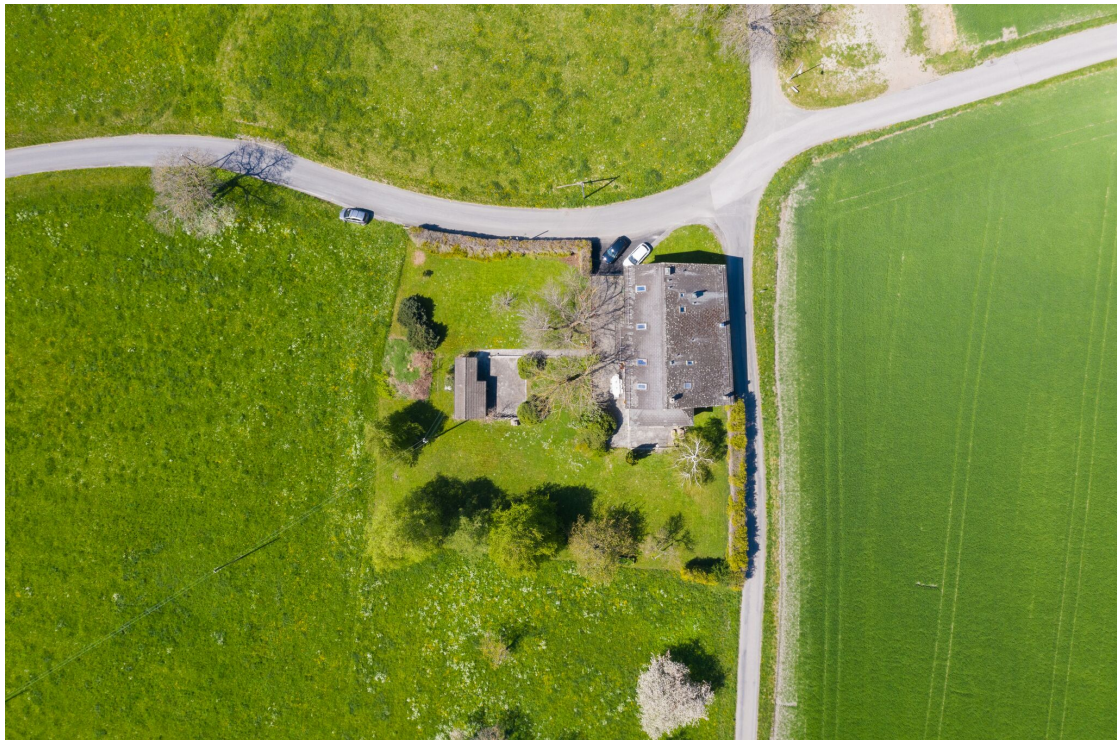
Studio



Studio



Wine cellar



View of the property from above



