

LES MONTS-DE-CORSIER



Charming villa with two separate apartments
and views of the Alps

CHF 2'490'000.-

Parking place(s) included



11



8



~270 m²

n° ref.

5376743_042019



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Switzerland

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SITUATION AND DESCRIPTION

Located in Mont-de-Corsier, this spacious detached house comprises two separate dwellings, offering the possibility of accommodating one or two families as required.

Distributed over two levels and complemented by extensive basements, it benefits from a functional design and meticulous maintenance. Built with quality materials, it is in excellent condition and ready to move into. Lot A offers approx. 113.5 m² of living space, while Lot B covers approx. 157 m². The total usable floor space is approximately 450 m². Erected on a 1'399 m² plot, this property captivates with its spaciousness and multiple layout possibilities.

With its 8 bedrooms, two generous living rooms, an office, a games room and plenty of storage space, this house guarantees optimal comfort for the whole family. Its layout allows you to take full advantage of both homes or, for a single family, to use the second

lot as a rental investment.

Externally, a beautifully landscaped garden and terrace invite you to relax and enjoy the peaceful, green surroundings the region has to offer. The view is simply splendid, embracing the surrounding nature as well as the Alps, including a magnificent panorama of the Dents du Midi.

Two garage boxes as well as 4 to 5 outdoor parking spaces complete this rare property on the market.

The location is ideal, just a 5-minute walk from the "L'Hautigny" bus stop (line 213). The new Coop in Châtel-Saint-Denis is around 3 minutes away by car, while motorway access is just 5 minutes away, making daily commuting easy. Vevey can be reached in just 15 minutes by car, offering quick access to urban amenities and the lakeside.

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SURFACES

Living area	~ 270 m ²
Surface of parcel	~ 1399 m ²
Terrace surface	~ 100 m ²
Useful surface	~ 450 m ²
Volume	~ 2046 cbm

CHARACTERISTICS

Number of flats	2
Number of rooms	11
Number of bedrooms	8
Number of bathrooms	6
Year of construction	2004
Heating system	Fuel oil
Heating installation	Floor
Outside parking place/s	5 included
Number of boxes	2 included
Total nb. of parkings	7 included
Energy efficiency	D
Building envelope	C
Parking places	Yes, obligatory

ANNEXES

- A garage box

DISTANCES

Public transports	123 m
Nursery school	927 m
Primary school	2578 m
Stores	2531 m
Restaurants	2116 m

DISTRIBUTION**Lower ground floor****House A**

- Spacious living and dining area
- Large open plan fitted kitchen
- A WC
- A storeroom
- A guest bedroom
- A laundry room

- A large terrace
- Direct access to the garden

House B

- Spacious living and dining area (fireplace)
- Large open fitted kitchen (with utility room)
- A toilet
- A utility room
- An office
- A large terrace
- Direct access to the garden

Ground floor**House A**

- One bedroom
- One bedroom
- One bedroom
- One bathroom / WC

House B

- One bedroom
- One bedroom
- One bedroom
- One master bedroom with its bathroom/WC
- One shower room/WC

Basements**House A**

- No basement

House B

- Fitness (or games room)
- Shower room
- Laundry room
- Utility room
- Cellar

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Lake
- Residential area
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Covered parking space(s)
- Garage

INSIDE CONVENIENCES

- Without elevator
- Guests lavatory
- Double glazing

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Garden
- Fields
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 2'490'000.-

Availability

To be discussed

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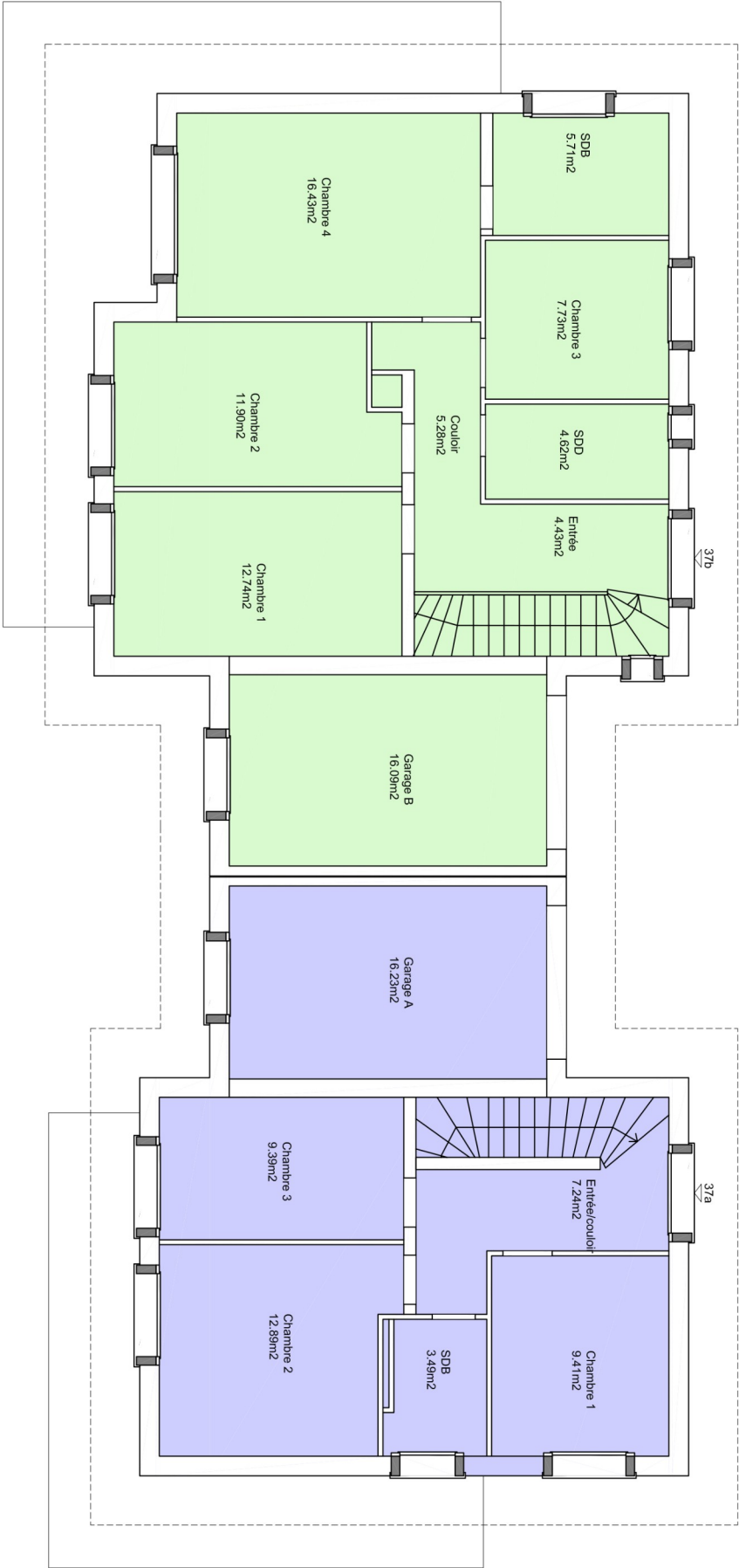




Plan PPE

- Villa A
- Villa B
- Commun

Surfaces villa A		
SNH Surface nette habitable		109
SCI Surface Construction intérieure		4,4
SH Surface Habitable		113,4
SE Surface externe	Terrasse	40
SVN Surface de Vente Nette		153,4

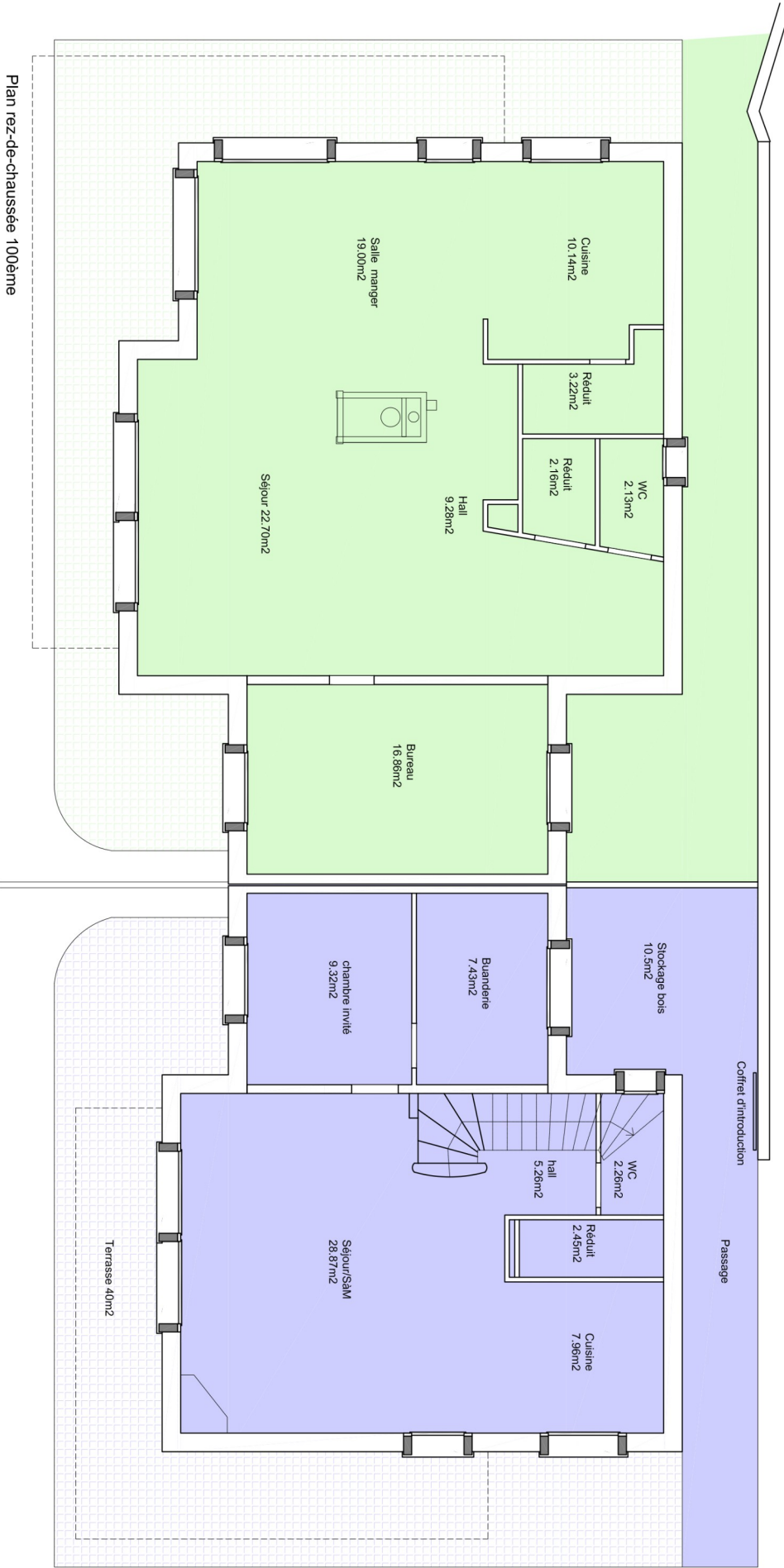


Plan 1er étage 100ème

Plan PPE

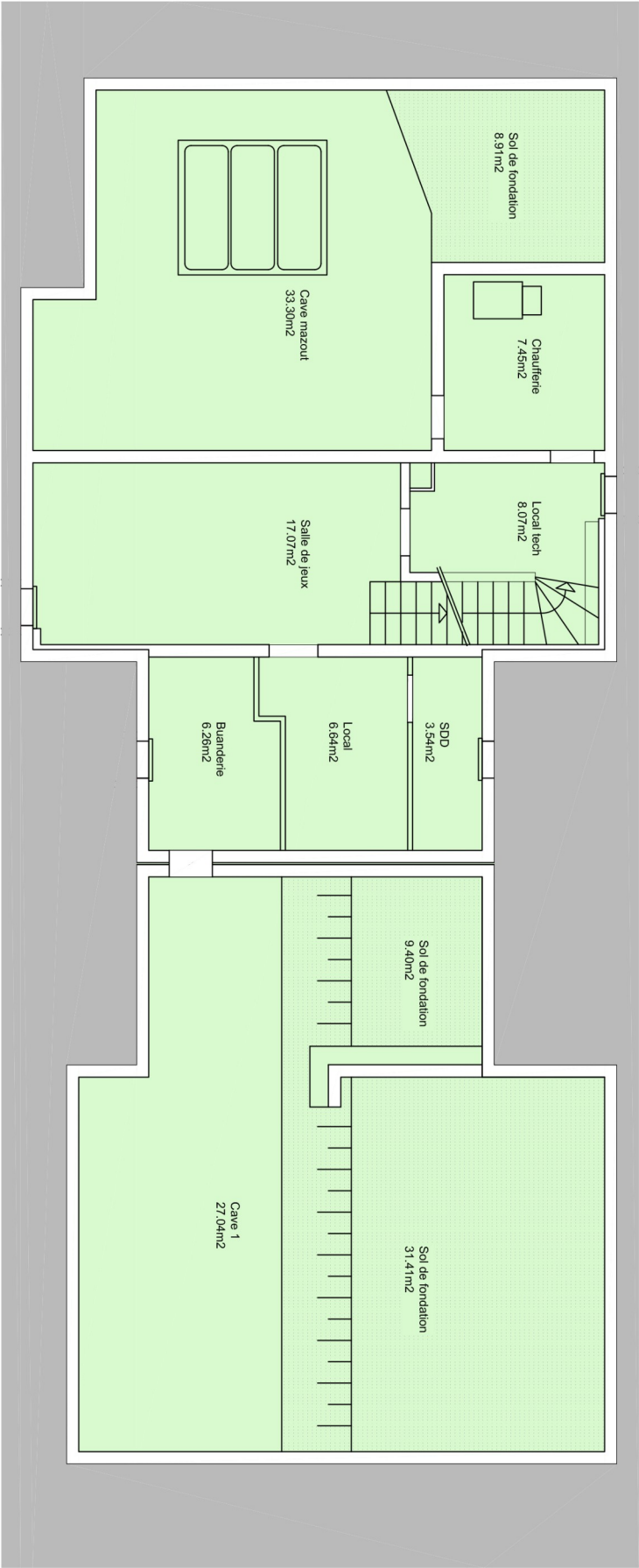
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- Villa A
- Villa B
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Plan Sous-sol 100ème