

# BLONAY



Charming semi-detached house on the  
heights of Blonay

**CHF 1'980'000.-**



8



4



~183 m<sup>2</sup>

n° ref. **038977**



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

**Mickaël Cottet Dumoulin**  
+41 79 896 17 24  
mickael.cottet.dumoulin@swsir.ch





## SITUATION AND DESCRIPTION

### Peaceful living between lake and mountains

Located in the sought-after heights of Blonay, this semi-detached house captivates with its warm atmosphere and privileged setting.

Light-filled, it offers a perfect balance between modern comfort and gentle country living, while remaining within easy reach of Vevey, Montreux and Lausanne.

Nestled in a quiet, verdant and unobstructed environment, it enjoys unobstructed views of the surrounding nature.

Essential schools, public transport and shops are within easy reach, making this house ideal for a family seeking tranquility without giving up practicality.

### A Bright, Functional and Welcoming Interior

This beautiful home features:

- A **large, bright living room** opening onto a magnificent balcony, with breathtaking views
- **2 modern, well-equipped kitchens**, combining functionality and aesthetics,
- **Many comfortable bedrooms**, perfect for accommodating young and old alike, each with balcony access
- **4 elegant bathrooms**
- An Apartment **independent**, offering various possibilities (guests, office)
- A **basement** with storage space as well as a laundry room
- **1 garage box**

**SURFACES**

Living area	~ 183 m <sup>2</sup>
Surface of parcel	~ 793 m <sup>2</sup>
Useful surface	~ 253 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors above ground	3
Number of rooms	8
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	3
Number of balcony	2
Number of terraces	1
Year of construction	2011
Heating system	Gas
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Construction zone	Zone C
Basements	1

**ANNEXES**

- Garage box for 2 vehicles
- 1 outdoor parking space

**DISTANCES**

Public transports	246 m
Primary school	1280 m
Stores	526 m
Restaurants	380 m

**DISTRIBUTION****Ground floor**

- Large garage box
- Laundry room
- Storage
- Elevator serving different floors

**Garden floor**

- Large living room with terrace access

- Fitted kitchen
- Bedroom
- Bathroom
- Elevator serving different floors

**1st floor**

- 3 bedrooms with dressing rooms
- 2 bathrooms
- Visitor entrance to the house
- Elevator serving the different floors
- Large balcony

**2nd floor**

- Large living room
- Fitted kitchen
- Bedroom
- Bathroom
- Elevator serving different floors
- Large balcony





## CONSTRUCTION

Charming semi-detached house from 2011, located in Blonay, on the heights, in a peaceful and green environment, a few minutes from Vevey, Montreux and Lake Geneva.

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Garage

## INSIDE CONVENIENCES

- Garage
- Swedish stove
- Bright/sunny

## EQUIPMENT

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

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed

## FINANCIAL DATA

<b>Price</b>	<b>CHF 1'980'000.-</b>
<b>Availability</b>	immediately
<b>Judicial form</b>	En nom propre

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.



















