

BLONAY



Charming semi-detached house on the
heights of Blonay

CHF 1'980'000.-



8



4



~183 m²

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 ²
Surface of parcel	~ 793 m ²
Useful surface	~ 253 m ²

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

CARACTERISTICS

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

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

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



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

Price

CHF 1'980'000.-

Availability

immediately

Judicial form

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.



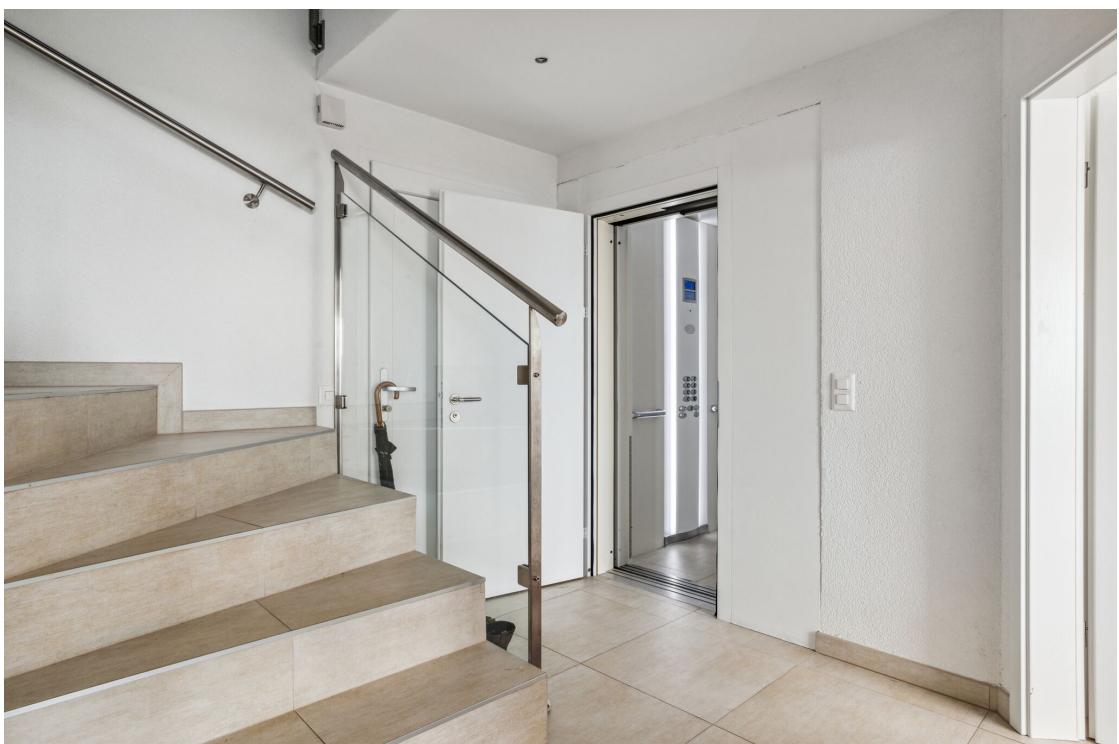








Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch