

CHAILLY-MONTREUX



Beautiful villa with breathtaking views

CHF 2'100'000.-



7.5



5



~230 m²

n° ref. **039024**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Set in the heart of the charming residential district of Chailly-Montreux, this superb semi-detached villa offers its occupants a privileged living environment. Situated close to motorway access and just 10 minutes by car from Montreux town centre, it is ideally located, combining tranquillity with accessibility.

This villa, built in 2008, spans four levels and offers generous, light-filled living space.

On the lower ground floor, a basement houses a storeroom, a double garage and a technical room, ensuring optimum comfort on a daily basis.

On the main floor, a vast living and dining area bathed in natural light opens onto a south-facing terrace, offering uninterrupted views of the lake and surrounding mountains. A fully-equipped open-plan kitchen, bedroom and bathroom complete this convivial living space.

On the two upper levels, four spacious bedrooms, one of which has been converted into a cinema room, and two bathrooms, offer residents the ultimate in comfort.

The outside terraces, with their glass railings, are a haven of peace where you can relax while admiring the spectacular panorama of the lake and mountains.

SURFACES

Living area	~ 230 m ²
Surface of parcel	~ 517 m ²

CHARACTERISTICS

Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	3
Number of terraces	4
Year of construction	2008
Second home	Non authorized
Parking places	Yes, obligatory

DISTANCES

Station	678 m
Public transports	238 m
Primary school	567 m
Stores	1062 m
Hospital	1495 m
Restaurants	282 m
Park / Green space	216 m

DISTRIBUTION**Lower ground floor**

- Storage area
- Double garage with access ramp
- Utility room

1st floor

- One bedroom with access to terrace
- Spacious living and dining area
- Large open-plan fitted kitchen
- Shower room / WC
- 2 terraces

2nd floor

- Master bedroom with en-suite bathroom / WC and terrace
- One bedroom
- One bedroom
- A bathroom / WC
- A laundry room

3rd floor

- A cinema



CONSTRUCTION

Discover this exceptional house built in 2008, in excellent condition and with modern, eco-friendly features. Outside insulation, underfloor heating with geothermal heat pump, water softener serving all 4 levels. Comfort, energy efficiency and practicality all in one.

NEIGHBOURHOOD

- Villa area
- Vineyard
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Dressing
- Storeroom
- Jacuzzi
- Air conditioning
- Water softener
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- With character

EQUIPMENT

- Furnished kitchen
- Connections for washing tower
- Shower
- Bath
- Electric blind
- Interphone
- Electric garage door

- Controlled ventilation

FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Lake
- Mountains

FINANCIAL DATA**Price**

CHF 2'100'000.-

Availability

To be discussed

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