

# MONTREUX



L'Écrin du Léman - Exceptional Villa in Caux

**CHF 2'200'000.-**



8.5



5



~250 m<sup>2</sup>

n° ref. **045507**



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## SITUATION AND DESCRIPTION

Dominating a verdant setting bathed in silence, this remarkable 8.5-room villa with around 250 m<sup>2</sup> of living space, erected on a plot of over 1,800 m<sup>2</sup>, stands in one of the most unspoilt settings on the Vaud Riviera. It offers a sovereign view of Lake Geneva, changing with the hours and the seasons, a veritable tableau vivant with infinite reflections.

Caux, a confidential and sought-after locality, cultivates a timeless charm. Its famous Chemin de l'Impératrice, once used by Elisabeth of Austria, known as Sissi, still evokes the elegance of the Belle Époque and invites you to stroll through its romantic and inspiring setting.

### **An exceptional refuge, between light and tranquility.**

Protected from any indiscretion, this residence deploys generous volumes and an atmosphere imbued with discretion and serenity. Its commanding position gives it an imposing panoramic view, in the heart of a bucolic environment preserved from any nuisance, ideal for contemplation and rejuvenation. An ideal residence for lovers of nature, calm and elegance, in search of a rare and privileged place to live.

**SURFACES**

Living area	~ 250 m <sup>2</sup>
Surface of parcel	~ 1840 m <sup>2</sup>
Volume	~ 1161 cbm

**CARACTERISTICS**

Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	3
Year of construction	1995
Year of restoration	2021
Heating system	Fuel oil
Heating installation	Radiator

**ANNEXES**

- 3 outdoor parking spaces
- 2 garage boxes

**DISTANCES**

Station	323 m
Public transports	323 m
Nursery school	277 m
Primary school	1544 m
Secondary school	4793 m
Secondary II school	3634 m
College / University	1230 m
Stores	1633 m
Cable car	2210 m
Airport	12087 m
Restaurants	330 m

**DISTRIBUTION****Lower ground floor**

- Computer shed
- Technical room
- Clearance

**Ground floor**

- Entrance hall

- Suite with bathroom
- Visitor toilet
- Office
- Kitchen
- Dining room
- Living room Mezzanine

**1st floor**

- 4 Bedrooms
- 1 Bathroom

Switzerland

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INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Restaurant(s)
- Railway station
- International schools
- Ski piste
- Cross-country ski trail
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Garage
- Jacuzzi
- Built on even grounds

## INSIDE CONVENIENCES

- Garage
- Guests lavatory

## FLOOR

- Parquet floor

## CONDITION

- Renovated

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- Unobstructed
- Panoramic
- Lake
- Mountains

## FINANCIAL DATA

**Price**

**CHF 2'200'000.-**

**Availability**

To be discussed

**Judicial form**

En nom propre

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