

MONTREUX



L'Écrin du Léman - Exceptional Villa in Caux

CHF 2'200'000.-



8.5



5



~250 m²

n° ref. **045507**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Dominating a verdant setting bathed in silence, this remarkable 8.5-room villa with around 250 m² of living space, erected on a plot of over 1,800 m², 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 ² |
| Surface of parcel | ~ 1840 m ² |
| Volume | ~ 1161 cbm |

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

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 |

1st floor

- 4 Bedrooms
- 1 Bathroom

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

NEIGHBOURHOOD

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

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Unobstructed
- Panoramic
- Lake
- Mountains

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Garage
- Guests lavatory

FLOOR

- Parquet floor

CONDITION

- Renovated

ORIENTATION

- South
- West

FINANCIAL DATA

Price

CHF 2'200'000.-

Availability

To be discussed

Judicial form

En nom propre

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