

MONTREUX



Luxury property, unobstructed views and
unique location !

CHF 12'900'000.-



12



7



620 m²

n° ref. **7379**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located within the municipality of Montreux, this superb 12-room property with 620 m² of living space lies in one of the most prestigious residential neighbourhoods on the Vaud Riviera. It enjoys a peaceful setting and breathtaking view over the lake.

Built in 2000 using the finest materials, this house was renovated in 2007 and 2013. With high ceilings and premium finishes, it guarantees its owners an exceptional level of comfort. Covering three levels, the home offers bright and spacious living areas. It would be possible to extend the villa or build a second property on the plot with two floors and around 600 m² of living space.

The tastefully landscaped grounds are ideal for relaxing and include a magnificent tree-filled garden, huge terrace, heated swimming pool, pond and outdoor kitchen. With the internationally renowned St-George's School nearby and Geneva airport just an hour away, the Vaud Riviera is a uniquely relaxing and private place to live.

Three garages with direct access to the house and several outdoor parking spaces complete this one-of-a-kind property.

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SURFACES

Living area	620 m ²
Surface of parcel	6528 m ²
Volume	2970 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	12
Number of bedrooms	7
Number of bathrooms	4
Number of toilets	1
Year of construction	2000
Year of restoration	2013
Heating system	Gas
Heating installation	Floor
Basements	1

DISTANCES

Public transports	500 m
Nursery school	2500 m
Primary school	1500 m
Stores	2500 m

DISTRIBUTION

Ground floor

- Reception hall
- Living room with fireplace
- Dining room
- Kitchen
- Library
- Master bedroom with en-suite bathroom and dressing room
- Bedroom

1st floor

- Hallway
- Five bedrooms
- Two bedrooms
- Office

Basements

- Three cellars
- Equipment room
- Bathroom with shower and WC
- Three garages with direct access to the property

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NEIGHBOURHOOD

- Green

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Garage
- Swimming pool

INSIDE CONVENIENCES

- Dressing
- Fireplace

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Alarm

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Unobstructed
- Panoramic
- Lake

- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

CHF 12'900'000.-

Availability

To be discussed

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