

MONTREUX



Magnificent villa with panoramic lake and
mountain views

CHF 5'500'000.-



8.5



6



~290 m²

n° ref. **039157**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the peaceful village of Chamby, in the commune of Montreux, this villa enjoys an exceptional setting with few neighbors and rare tranquility. Well served, it is less than 10 minutes from the Chamby train station and 450 meters from bus stop number 220.

Enjoy unobstructed views of the lake and mountains from this southwest-facing location.

Erected in 1967, this 8.5-room house stands on a generous 4'552 m² plot and offers impressive volumes spread over two levels, with a living area of approx. 290 m². The upper ground floor offers 6 comfortable bedrooms and 2 bathrooms, while the lower ground floor accommodates a kitchen, dining room, spacious living room with fireplace opening directly onto large outdoor terraces, as well as a guest toilet and laundry room.

In excellent condition, this property also includes a two-car garage, a magnificent swimming pool and an outbuilding with redevelopment potential.

A balcony, several terraces and a lush, wooded garden complete this characterful ensemble, ideal for family life in an idyllic setting

SURFACES

Living area	~ 290 m ²
Surface of parcel	~ 4552 m ²
Balcony Surface	~ 30 m ²

CARACTERISTICS

Number of flats	1
Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	3
Number of balcony	1
Year of construction	1967
Second home	Non authorized

ANNEXES

- Double garage
- Cellar (fallout shelter)
- Outbuilding (downhill)

DISTANCES

Public transports	226 m
Primary school	982 m
Stores	657 m
Restaurants	457 m

DISTRIBUTION**Lower ground floor**

- Kitchen
- Large living room with fireplace
- Dining room
- Laundry room
- Guest toilet

Upper ground floor

- Entrance
- Bedroom 1
- Bathroom/shower with WC
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bedroom 6
- Bathroom/WC
- Storage room

NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- Bus stop
- Primary school
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Shed
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Guests lavatory
- Dressing
- CP-Shelter
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Kitchen island
- Washing machine
- Dryer
- Bath

- Shower
- Electric garage door

FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Clear
- Lake
- Mountains

STYLE

- Character house

FINANCIAL DATA**Price**

CHF 5'500'000.-

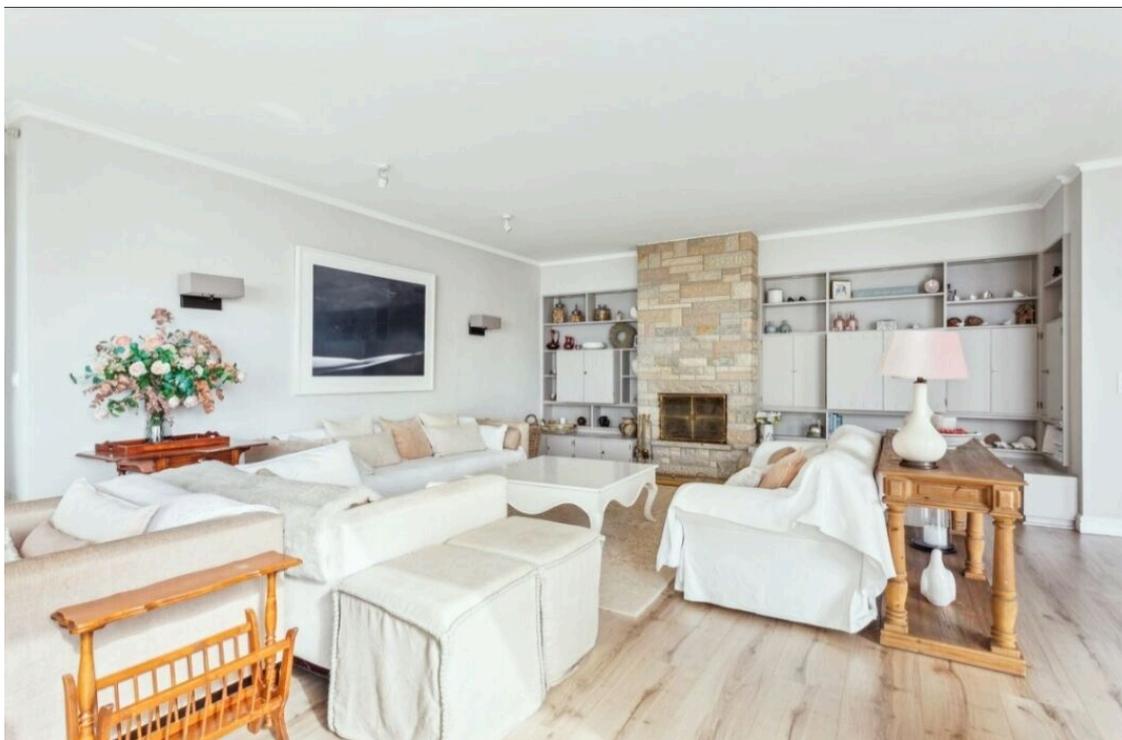
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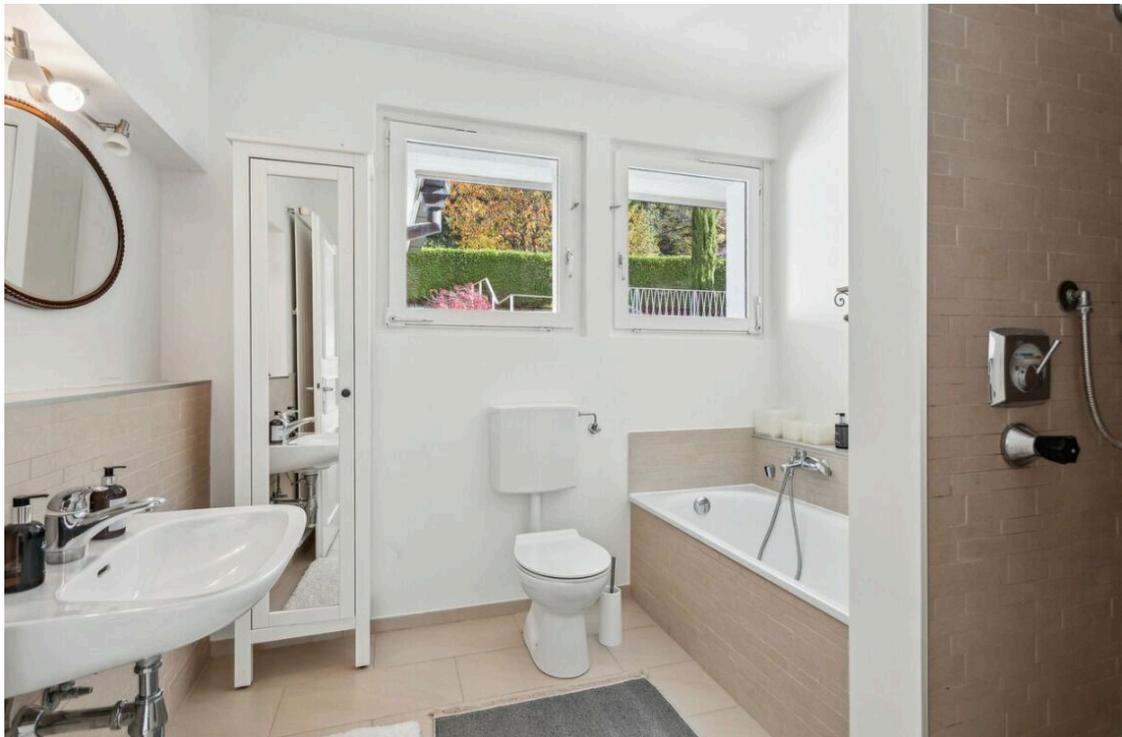
To be discussed

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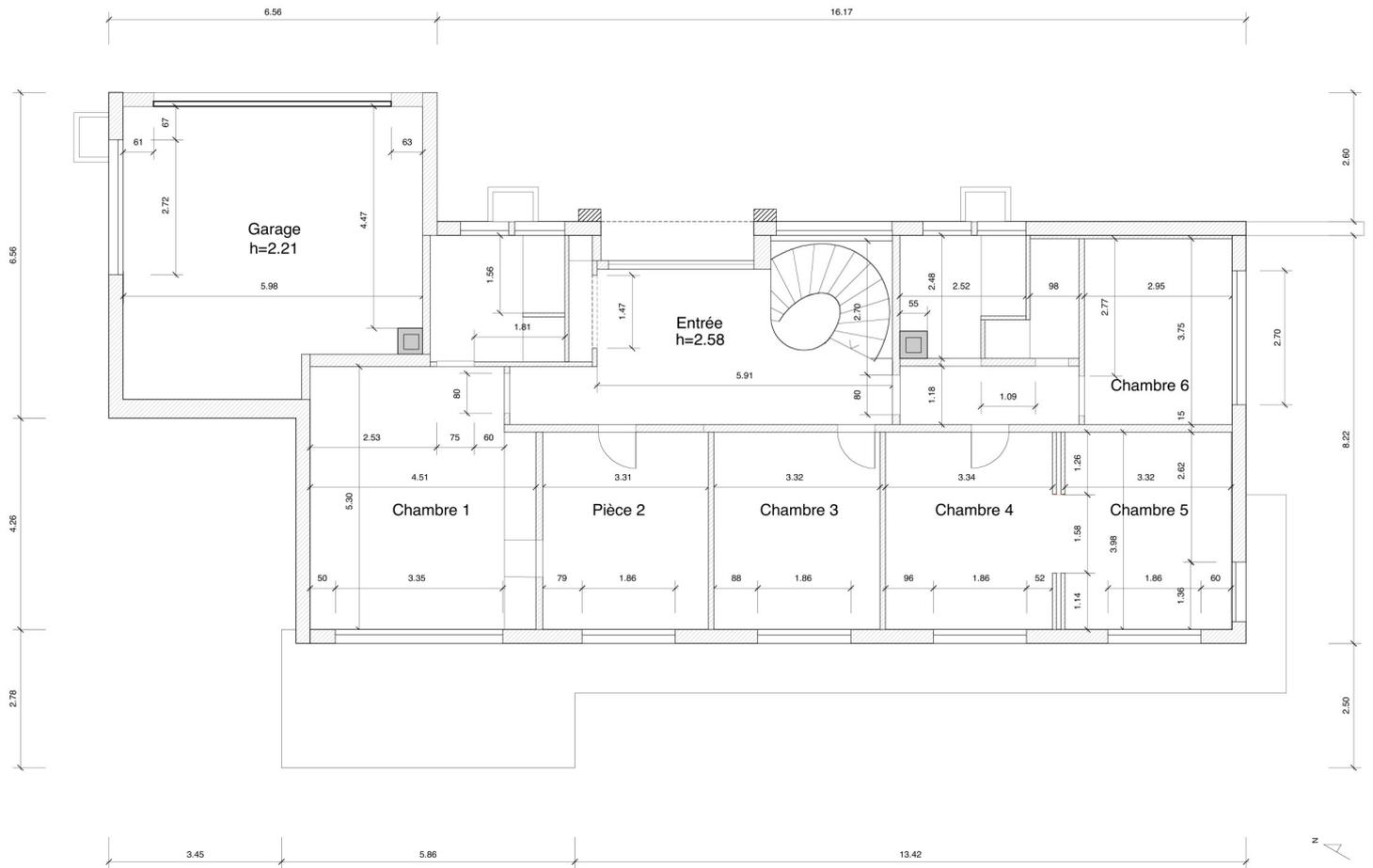




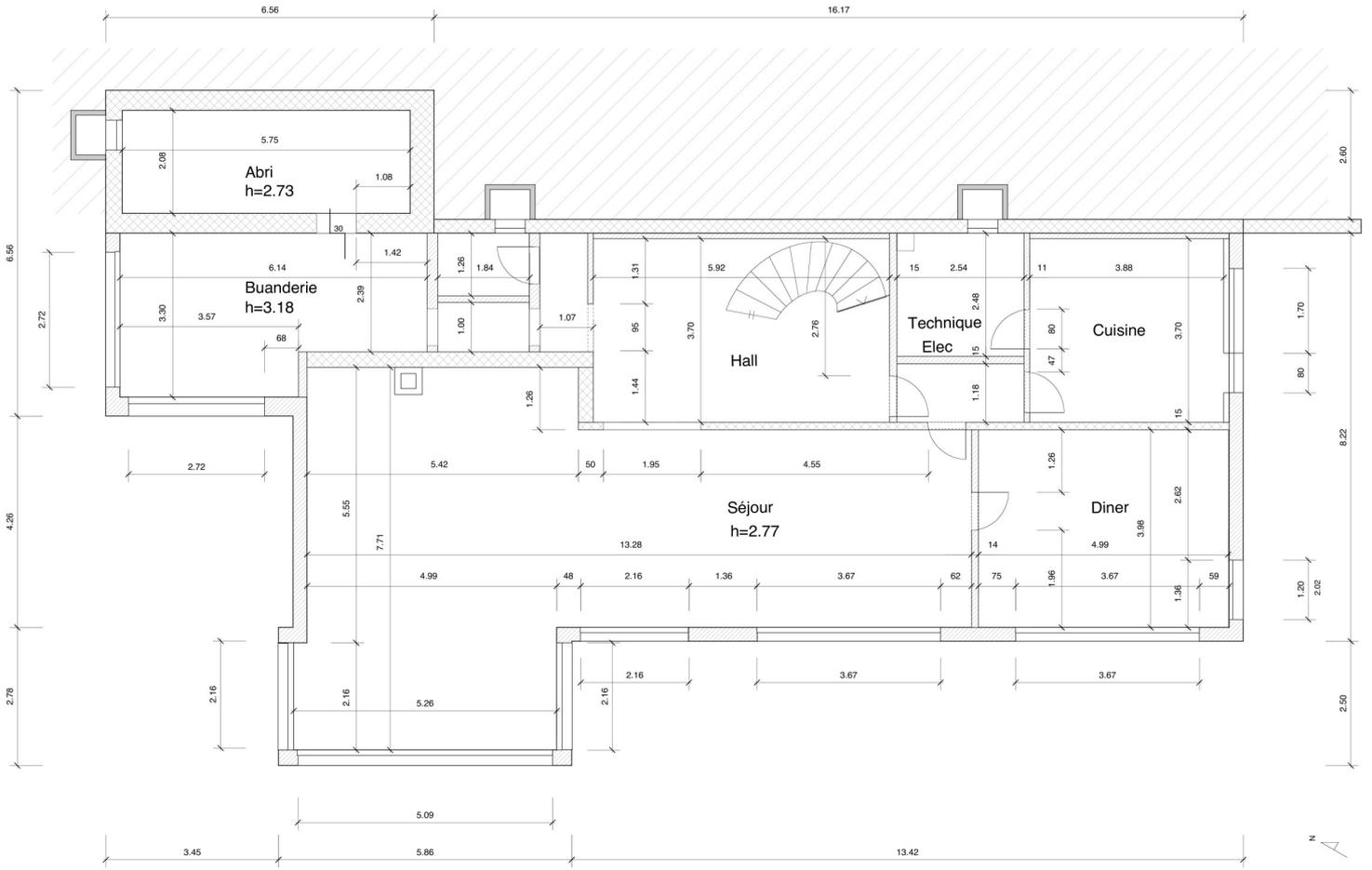








transformation d'une maison
cuisine
REZ SUPERIEUR: RELEVÉ existant
Plan n° 00.2 Ech: 1:100 Dessin: DC 14.09.2014



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REZ INFERIEUR: RELEVÉ existant
Plan n° 00.1 Ech: 1:100 Dessin: DC 14.09.2014