

# MONTREUX



Villa unique in its style with space, large volumes and lake view

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**CHF 3'390'000.-**



7.5



4



~410 m<sup>2</sup>

n° ref. **038180**



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## SITUATION AND DESCRIPTION

Located in the heart of the town of Montreux, this beautiful 7.5-room village house enjoys an ideal location. It has the advantage of being in the immediate vicinity of transport and amenities, while enjoying great tranquility in a serene setting. It enjoys a beautiful view over the city rooftops and mountains.

Erected in 1436, this property was completely renovated in 2010. The work undertaken has enhanced its original charm and given it an undeniable authenticity by adopting the latest technological innovations. The materials used are of the highest quality and have been carefully selected to achieve a noble and refined product: illuminated staircases, exposed stonework, suspended fireplace, spotlights, etc. A magnificent glass elevator has been installed to optimize access to all levels.

Distributed over 3 levels and 1 basement, this property

of around 500 m<sup>2</sup> of usable floor space boasts beautiful volumes and large open spaces, conducive to conviviality. Equipped with a recent home automation system, it will delight all lovers of prestigious and unique properties.

Photovoltaic solar panels have been installed on the roof, reducing your electricity consumption. You'll be able to enjoy moments of relaxation in the hammam area, where everything has been designed to offer its occupants unique moments: jacuzzi, sauna, cold water barrel and shower. In addition, a magnificent vaulted carnotzet and a genuine wine cellar have been restored in the basement.

2 indoor parking spaces located in a neighboring PPE pleasantly complete this exceptional property.

**SURFACES**

Living area	~ 410 m <sup>2</sup>
Surface of parcel	~ 471 m <sup>2</sup>
Garden surface	~ 321 m <sup>2</sup>
Terrace surface	~ 30 m <sup>2</sup>
Underground surface	~ 135 m <sup>2</sup>
Non built surface [ sqm ]	~ 321 m <sup>2</sup>
Useful surface	~ 460 m <sup>2</sup>
Volume	~ 1853 cbm
Ceiling height	~ 2.6 m

**CARACTERISTICS**

Number of floors above ground	3
Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	7
Number of toilets	7
Number of terraces	1
Gross living area	~ 410 m <sup>2</sup>
Year of construction	1436
Year of restoration	2015
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Draining of waste water	Connection to the WWTP
Second home	Non authorized
Basements	1
Parking places	Yes, obligatory

**ANNEXES**

-2 indoor parking spaces

**DISTANCES**

Public transports	70 m
Primary school	760 m
Stores	315 m
Restaurants	42 m

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

- 3 Large bedrooms
- Bathroom equipped with double-vasque sink and W.C.
- Shower room equipped with walk-in shower and W.C.
- Dressing area
- Elevator
- Outdoor access

**Ground floor**

- Entrance hall
- Visitor W.C.
- Spacious living/dining room with hanging fireplace
- Fitted kitchen open to living room
- Shower room with W.C and fitted with walk-in shower
- 2 Storage rooms
- Lift

**Upper ground floor**

- Large open-plan relaxation area with mezzanine and lake view
- Bedroom with en-suite bathroom equipped with washbasin with double basin and W.C.
- Shower room with W.C.
- Lift

**Basements**

- Hammam area featuring: sauna, Jacuzzi, shower, cold-water barrel
- Vaulted carnotzet with real exposed stonework
- Wine cellar
- Storage space under staircase
- Cellar
- Larder
- Heating room
- Separate W.C.
- Outdoor access

## NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Theatre
- Concert hall

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Carnotzet
- Sauna
- Jacuzzi
- Hammam
- Triple glazing
- Bright/sunny
- With front and rear view
- Penthouse
- Mezzanine

- Exposed beams
- With character

## EQUIPMENT

- Furnished kitchen
- Kitchen island
- Bath
- Shower
- Cable/TV
- Optic fiber
- Videophone
- Oversee camera
- Home automation

## FLOOR

- Parquet floor
- Stone

## CONDITION

- Very good

## ORIENTATION

- South
- East

## EXPOSURE

- Good
- All day

## VIEW

- Clear
- Lake
- Mountains

## FINANCIAL DATA

### Price

CHF 3'390'000.-

### Availability

To be discussed

### Judicial form

En nom propre

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**STYLE**

- Modern

















