

## BUILDING PLOT WITH LAKE VIEW WITH PERMIT IN FORCE FOR A SINGLE-FAMILY VILLA

Quartier recherché | 1807 Blonay | Reference : Villa individuelle avec piscine

**CHF 1,240,000.-**

## BUILDING PLOT WITH LAKE VIEW WITH PERMIT IN FORCE FOR A SINGLE-FAMILY VILLA

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### Building plot - sought-after Blonay area with building permit for individual villa

Located on the heights of **Blonay**, this magnificent building plot benefits from a quiet, green and highly sought-after residential environment, offering an unobstructed view of Lake Geneva and the Alps.

The **land is sold with a building permit** in force for a **contemporary individual villa** of high standing with **heated outdoor swimming pool**. The project, signed by a renowned architectural firm in the region, envisages an elegant and bright dwelling, spread over three levels with terraces and garage.

### Main project features:

- **Useful area** : 315 m<sup>2</sup>
- **Gross floor area** : 399 m<sup>2</sup>
- **SIA 416 volume**: 1'163 m<sup>3</sup>
- **Heating system** : air-water heat pump
- **Energy equipment** : integrated photovoltaic solar panels
- **Heating system performance, autonomy and environmental friendliness**
- **Large contemporary villa**
- **Heated swimming pool**
- **Permit in force**

### CHARACTERISTICS

Reference: **Villa individuelle avec piscine**

Type: **Building lot**

Availability: **Immediate**

Ground surface: **More than 1,026 m<sup>2</sup>**



- **Large villa with direct access**
- **Immediate start of construction work**

- **Optimal sun exposure with lake view**
- **Quiet and residential area**
- **Near Blonay**

- **Land, free of lease,**

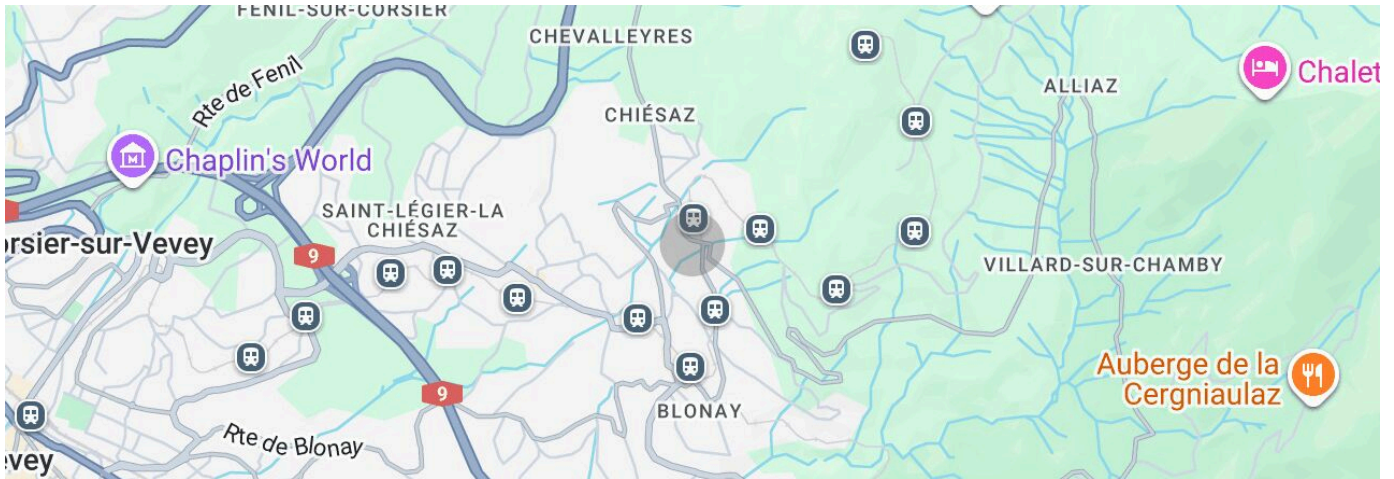
**COMPLETE FILE AVAILABLE ON REQUEST**





**CONTACT FOR VISITING**

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## LOCATION

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Public transports	-	-	-	1 min.
Primary school	-	-	-	7 min.
Stores	-	-	-	3 min.
Restaurants	530 m	12 min.	12 min.	2 min.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>Immediate</b>	Reference	<b>Villa individuelle avec piscine</b>
Type	<b>Building lot</b>	Ground surface	<b>More than 1,026 m<sup>2</sup></b>

### CONVENIENCES

#### NEIGHBOURHOOD

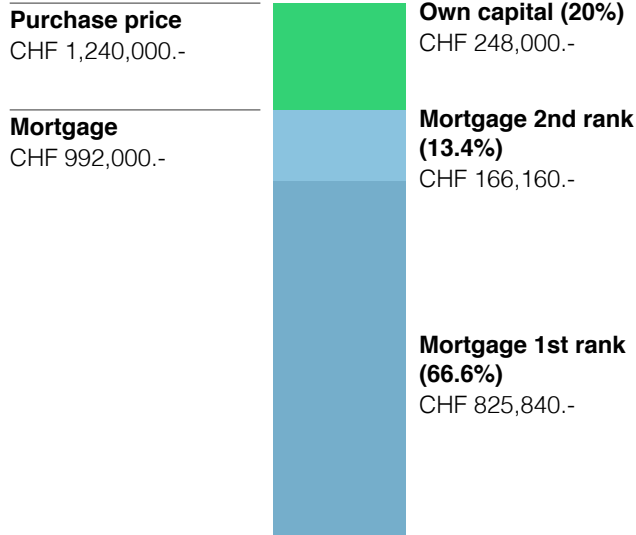
- Villa area
- Mountains
- Residential area
- Green
- Lake

## EXTERIOR VIEW

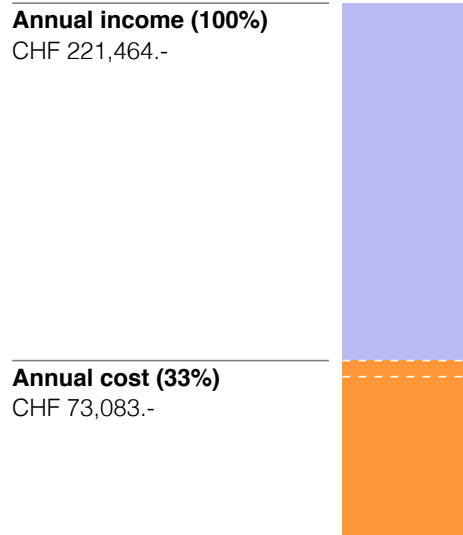


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object	CHF 1,240,000.-
Acquisition costs	2 % CHF 24,800.-
Transfer costs	1.50 % CHF 18,600.-
Expenses of creation of mortgage file	1.20 % CHF 11,904.-
Total acquisition	CHF 1,295,304.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 20,646.-
Mortgage interest 2nd rank	2.50 %	CHF 4,154.-
<b>Mortgage interest</b>		<b>CHF 24,800.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 11,083.-
<b>Total mortgage amortization</b>		<b>CHF 11,083.-</b>
Running/maintenance costs	1 %	CHF 12,400.-
<b>Total charges</b>		<b>CHF 12,400.-</b>
<b>Total per year</b>		<b>CHF 48,283.-</b>
<b>Total per month</b>		<b>CHF 4,024.-</b>