



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

CH-1807 Blonay | Quartier recherché | **CHF 1,240,000.-**



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 m²
- **Gross floor area** : 399 m²
- **SIA 416 volume**: 1'163 m³
- **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 m²**



- **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,**

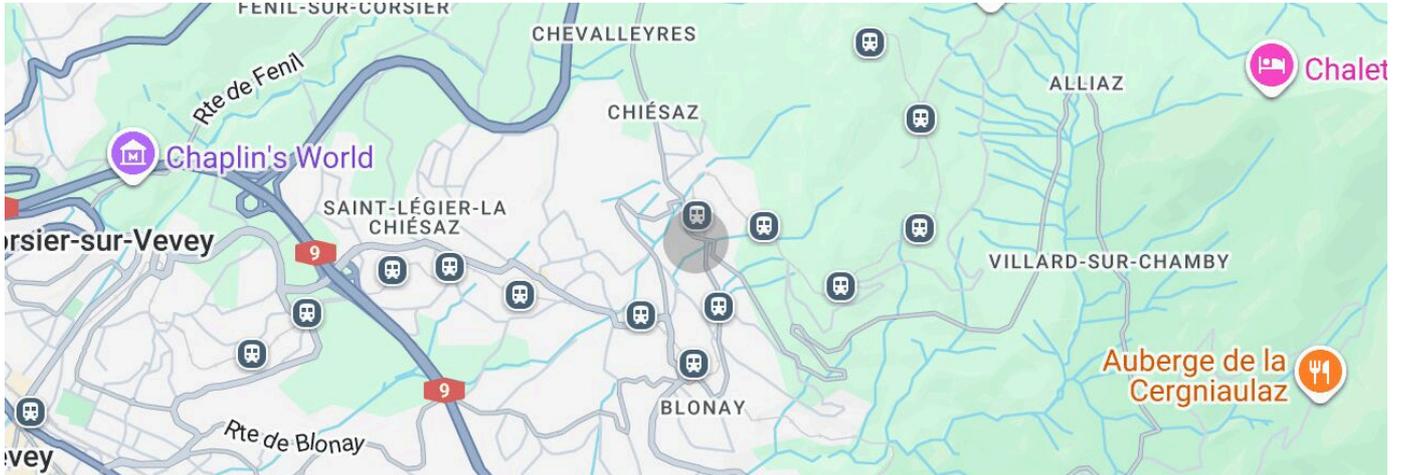
COMPLETE FILE AVAILABLE ON REQUEST

CONTACT FOR VISITING

Mrs. Alexandra Dutheil
E-mail : info@axihome.ch
Tel. : 021 943 49 90
Mobile : 078 314 22 00

LOCATION

CH-1807 Blonay | Quartier recherché | **CHF 1,240,000.-**



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

CHARACTERISTICS

CH-1807 Blonay | Quartier recherché | **CHF 1,240,000.-**

CHARACTERISTICS

Availability	Immediate	Reference	Villa individuelle avec piscine
Type	Building lot	Ground surface	More than 1,026 m²

CONVENIENCES

NEIGHBOURHOOD

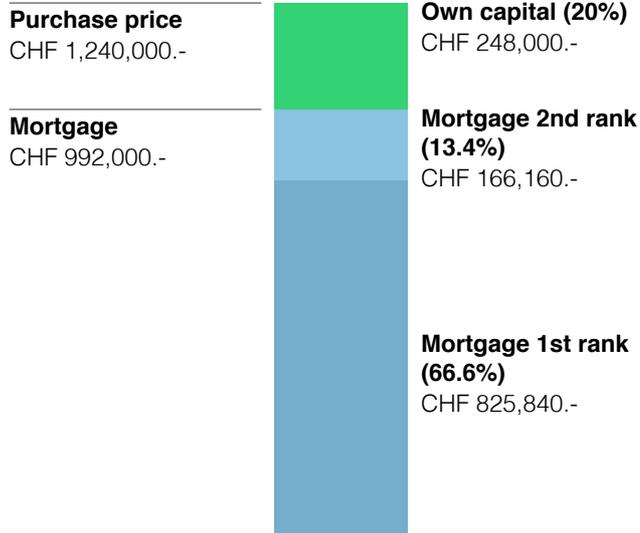
- Villa area
- Green
- Mountains
- Lake
- Residential area

EXTERIOR VIEW

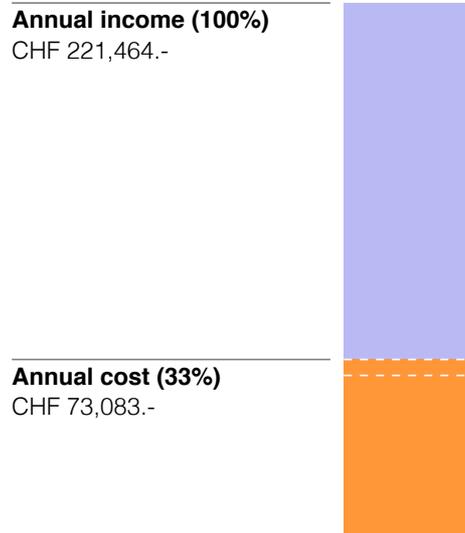


FINANCIAL SIMULATION

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.-
Mortgage interest		CHF 24,800.-
Amortization mortgage 2 nd rank	6.67 %	CHF 11,083.-
Total mortgage amortization		CHF 11,083.-
Running/maintenance costs	1 %	CHF 12,400.-
Total charges		CHF 12,400.-
Total per year		CHF 48,283.-
Total per month		CHF 4,024.-