



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

Quartier recherché | 1807 Blonay | Reference : villa brochure + plans

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

Located on the heights of Blonay, this magnificent building plot benefits from a quiet, green and highly sought-after residential environment with stunning views of Lake Geneva and the Alps.

The land is sold with a **valid building permit for a contemporary, high-end, individual villa with heated outdoor swimming pool.**

- **Useful area** : 315 m²
- **Gross floor area**: 399 m²
- **SIA volume 416**: 1'163 m³
- **Heating system**: air-water heat pump
- **Energy equipment**: integrated photovoltaic solar panels

One of the major advantages of this property is the valid building permit, which includes the villa, the swimming pool and the technical installations in an eco-responsible approach - allowing for an **immediate start of the works.**

The **land, free of mandate**, offers direct access, a flat topography, ideal orientation and optimal sun exposure throughout the day.

CHARACTERISTICS

Reference: **villa brochure + plans**

Type: **Land**

Availability: **Immediate**

Plot: **1**

Ground surface: **More than 1,026 m²**





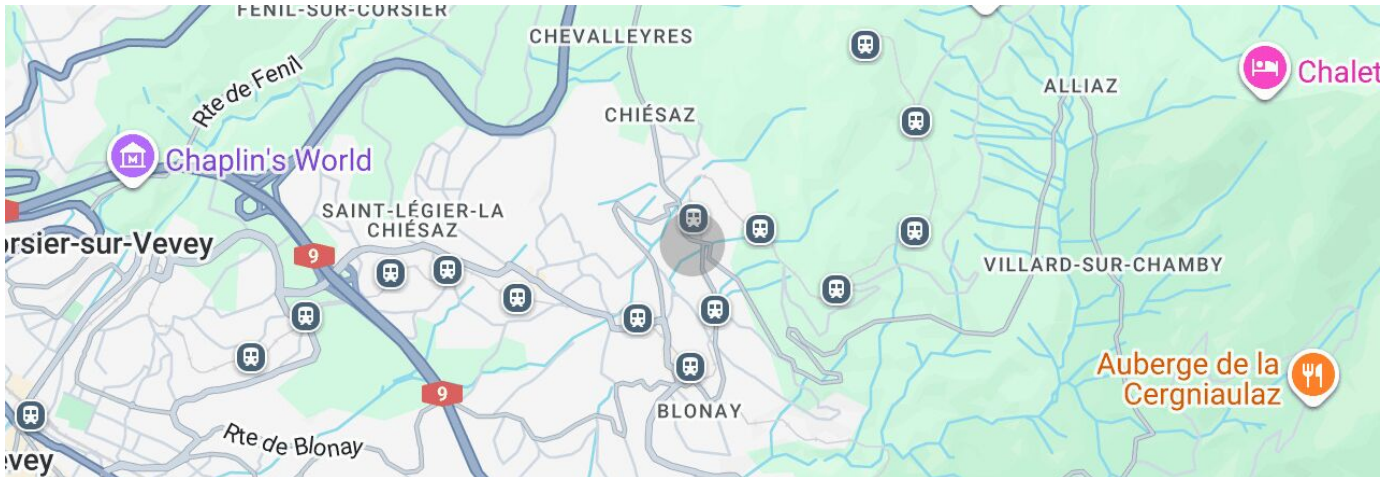
COMPLETE FILE ON REQUEST

CONTACT FOR VISITING

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LOCATION

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Public transports	167 m	4 min.	4 min.	1 min.
Primary school	1.55 km	36 min.	37 min.	7 min.
Stores	651 m	14 min.	14 min.	3 min.
Restaurants	530 m	12 min.	12 min.	2 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Plot	1
Type	Land	Condition of the property	New
Reference	villa brochure + plans	Ground surface	More than 1,026 m²

CONVENIENCES

NEIGHBOURHOOD

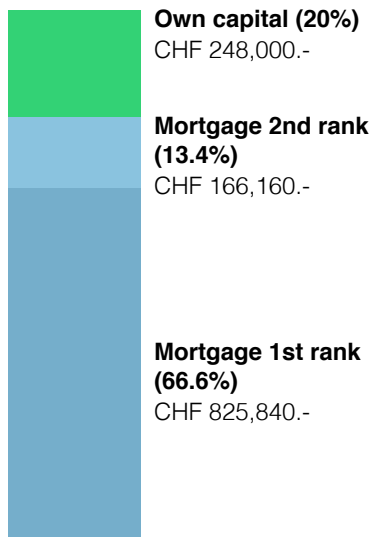
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|--------------|-------------|--------------------|
| - Villa area | - Mountains | - Residential area |
| - Green | - Lake | |

FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,240,000.-

Mortgage
CHF 992,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 221,464.-

Annual cost (33%)
CHF 73,083.-



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 2nd 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.-