



EXCLUSIVE! VILLA DE MAÎTRE WITH PANORAMIC VIEW OF MONTREUX

Ancien hôtel transformé | 1820 Montreux | Reference : 6173281

CHF 3,900,000.-

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Axihome is pleased to present **Exclusively** this **former boutique hotel** subtly **transformed** into an exceptional **villa de maître**, this unique property embodies the timeless elegance and art de vivre of the Swiss Riviera. Behind its exposed stone walls, it reveals remarkable volumes bathed in light, sublimated by a vast panoramic terrace offering an absolutely stunning view of Lake Geneva. A veritable haven of peace, the residence has welcomed a prestigious clientele over the decades, including artists and personalities from the legendary Montreux Jazz Festival, who have come here in search of discretion, serenity and well-being.

The property stands out today for its rare configuration, composed of **three communicating dwellings**, accessible **via two independent entrances**, allowing great freedom of use and first-rate heritage enhancement.

The main dwelling, deployed from the basement to the second floor, offers a noble and fluid distribution. The **reception areas on the ground floor**, designed to welcome with elegance, are articulated around a **vestibule**, a **visitor toilet**, a **vast living room** and a **dining room** of generous proportions, extended by a **professional kitchen as well as a pantry**. The ensemble opens onto spectacular exteriors: a covered terrace with an overhanging flat garden, offering total immersion in a grandiose, perfectly unobstructed panorama of Lake Geneva.

On the first floor, **two refined suites with balcony** each have their own **private bathroom**, **one with shower**, **the other with bath**, both boasting breathtaking views of the lake and Alpine relief.

CHARACTERISTICS

Reference: **6173281**

Type: **Single family house**

Availability: **To agree**

Rooms: **10**

Bedrooms: **5**

Bathrooms: **7**

Living area: **~ 440 m²**

Useful surface: **~ 530 m²**

Ground surface: **~ 1254 m²**

Volume: **~ 1772 m³**

Year of construction: **1810**

Latest renovations: **2024**



The second level accommodates **an independent apartment** with particularly generous volumes overlooking an exceptional landscape, embracing Lake Geneva as well as the iconic Dents du Midi. Comprising **avast living room with open kitchen, a spacious bedroom en suite with bath** as well as another **shower room with wc**.

In the attic, a third accommodation with intimate charm offers **two bedrooms including one en suite with bath, a small kitchen and a shower room**, in a warm and confidential atmosphere, always oriented towards this unique panorama.

Thought to evolve according to the most demanding projects, the property offers remarkable transformation potential.

The two exterior accesses easily allow of very high standing. An **overflow pool** could be realized, ideally positioned as an extension of the terrace, would sublimite this natural belvedere, creating one of the most spectacular views in the region. A garden house could be reinterpreted as a **pool house (water and electricity already connected)**, while an **extension in the form of a heated veranda of around 100 m²** would further **amplify the habitable volumes**. At **the entrance, the elegant layout of several car elevator garages Cardok (underground for 4 cars)** would **preserve aesthetics while ensuring optimum comfort**.

Note that this property is available for acquisition exclusively as a primary residence or via a corporate structure, thus offering a specific and controlled investment framework.

Rare, confidential and steeped in history, this property is aimed at customers in search of a truly unique property, where prestige, discretion and exceptional panoramic views combine in absolute harmony.

Don't miss this unique opportunity to acquire a sumptuous maison de maître on the heights of Montreux! You'll also have the possibility of taking over the current mortgage at an unbeatable rate of "only 0.89% until April 2028".

SPECIALITIES

Iconic location, in a world-renowned tourist region, this mansion welcomed the famous writer Ernest Hemingway in 1922, then known as "Pension de La Forêt" or "Le Narcissus", adding a touch of prestige and poetry to this unique property.

Thanks to the Chamby train station, which is in the immediate vicinity but doesn't take away from the peacefulness of the location, you can easily reach Montreux and Gstaad.

The unthinkable! You take the train behind the house with your skis, and you're ready to ski from the Rougemont resort into the Gstaad ski area.

REMARKS

The heater was replaced in July 2024.



CONTACT FOR VISITING

AXIHOME SA

Mrs. Alexandra Dutheil

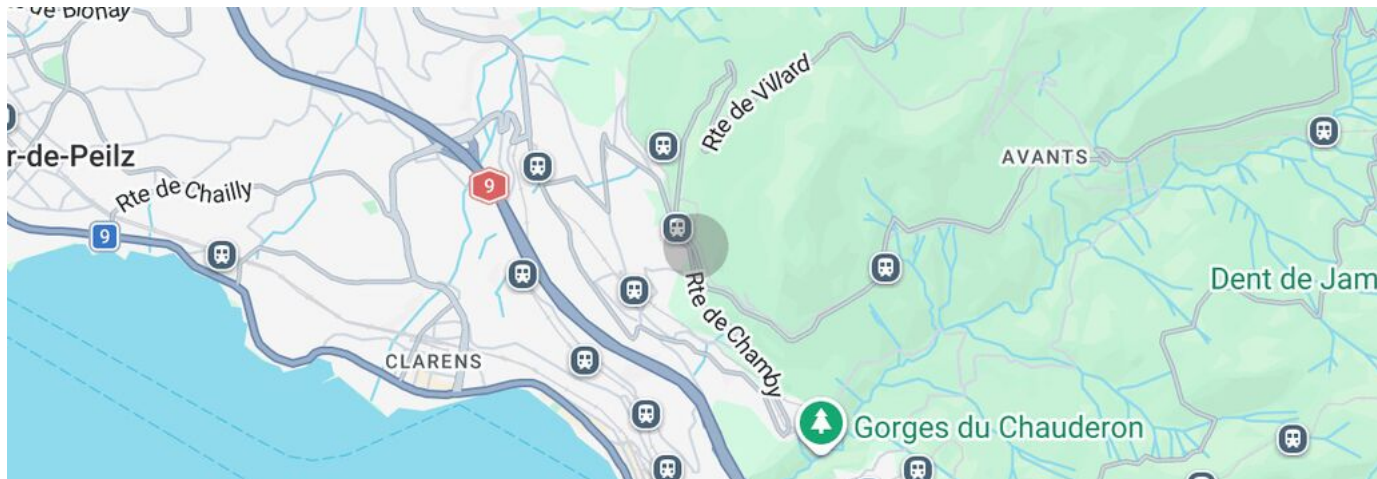
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LOCATION

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MUNICIPALITY

Nestled on the shores of Lake Geneva, Montreux embodies the Swiss art of living in all its splendor. Renowned for its exceptional microclimate, breathtaking scenery and refined atmosphere, the town is as seductive for its cultural dynamism as for its gentle way of life. Between lake and mountains, Montreux offers an idyllic setting, enhanced by spectacular panoramas and a rare quality of life, in the immediate vicinity of major international routes.

Just a few minutes from the center, the charming village of Chamby reveals a more confidential and authentic facet of the region. Overlooking Montreux, this sought-after residential area offers calm, greenery and breathtaking views of the lake and the Alps. Chamby captivates with its peaceful surroundings, unspoilt character and exclusive atmosphere, ideal for customers seeking discretion and serenity, while remaining close to the amenities and bustle of the Vaud Riviera.

		
Primary school	-	4 min.
Stores	-	4 min.
Restaurants	-	4 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Heating types	Gas, Wood
Type	Single family house	Heating installation	Radiator
Reference	6173281	Condition of the property	Very good
Rooms	10	Standing	Upmarket
Bedrooms	5	Living area	~ 440 m²
Bathrooms	7	Gross living area	~ 530 m²
Year of construction	1810	Ground surface	~ 1254 m²
Latest renovations	2024	Useful surface	~ 530 m²
Total number of floors	4	Volume	~ 1772 m³
Basement	1	Exterior parking	4

CONVENIENCES

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Railway station
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Gardenhouse
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Separated lavatory
- Bright/sunny

CONDITION

- As new

PICTURE(S)















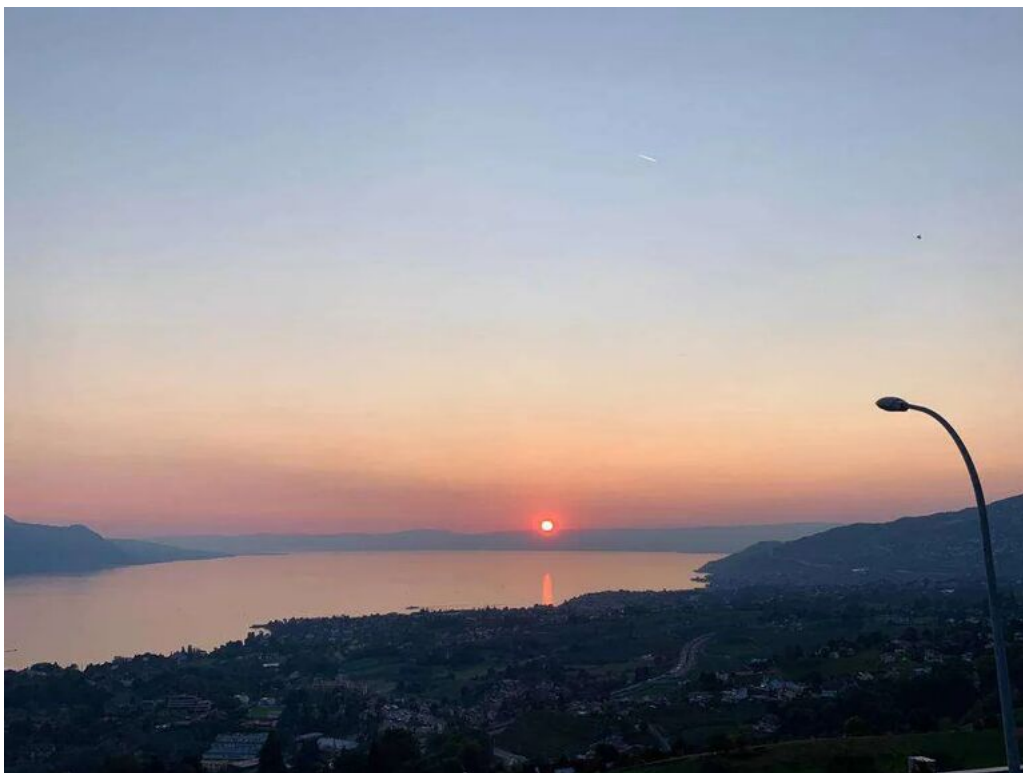










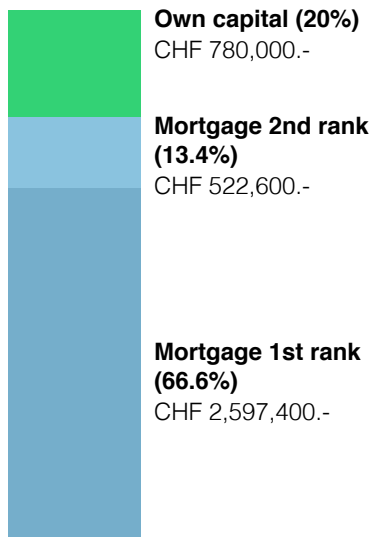


FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 3,900,000.-

Mortgage
CHF 3,120,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 696,536.-

Annual cost (33%)
CHF 229,857.-



PRICE

Price of object		CHF 3,900,000.-
Acquisition costs	2 %	CHF 78,000.-
Transfer costs	1.50 %	CHF 58,500.-
Expenses of creation of mortgage file	1.20 %	CHF 37,440.-
Total acquisition		CHF 4,073,940.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 64,935.-
Mortgage interest 2nd rank	2.50 %	CHF 13,065.-
Mortgage interest		CHF 78,000.-
Amortization mortgage 2nd rank	6.67 %	CHF 34,857.-
Total mortgage amortization		CHF 34,857.-
Running/maintenance costs	1 %	CHF 39,000.-
Total charges		CHF 39,000.-
Total per year		CHF 151,857.-
Total per month		CHF 12,655.-