



EXCEPTIONAL 9-ROOM PROPERTY

Dans un cadre bucolique | 1816 Chailly-Montreux | Reference : Off-market

CHF 4,950,000.-

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Axihome is pleased to present this exceptional property in Off Market

Located in one of the most sought-after residential areas of Montreux, in the immediate vicinity of the prestigious St. George's International School, this unique property combines contemporary elegance, generous volumes and an exceptional natural setting. George's International School, this unique property combines contemporary elegance, generous volumes and an exceptional natural setting.

The property extends over a **total plot of 5,000 m²**, made up of **two separate plots of 2,500 m² each**.

One houses the villa as well as the garage, while the second constitutes a vast landscaped area guaranteeing privacy, serenity and future potential.

Built in 1995 to cutting-edge Minergie standards and **renovated in 2014**, the 9-room villa develops approximately **485 m² useful**, of which **350 m² living space**.

its natural stone facade lends it a timeless character and elegant architectural presence.

CHARACTERISTICS

Reference: **Off-market**

Type: **Single family house**

Availability: **Immediate**

Rooms: **9**

Living area: **~ 350 m²**

Useful surface: **~ 485 m²**

Ground surface: **~ 5000 m²**

Year of construction: **1995**

Latest renovations: **2014**



Oriented due south-west, it benefits from exceptional luminosity as well as superb views of the mountains and its splendid wooded garden. The vast terraces, carefully landscaped park and natural pond lend the property an atmosphere of serenity and absolute calm.

The property also includes an independent studio as well as a charming, fully-equipped chalet, ideal for entertaining guests or staff.

Sustainable, visionary design

- Solar panels
- Rainwater harvesting system via outdoor wells. wells
- Powering the pond and sprinkler system with this reclaimed water

Interior distribution

Ground-floor-de-ground floor

- Spacious kitchen
- Large living and dining room with fireplace
- Veranda that can be used as a gym
- Many bay windows offering remarkable brightness
- Two additional additional rooms (office / TV lounge / bedroom)
- Visitors' WC area with shower
- Cloakroom

First floor

- Two large master suites, each with built-in dressing rooms
- Attached bathrooms
- Generous and perfectly appointed spaces

Basement

- Large wellness areaspace with Jacuzzi and shower
- Space that can serve as a gym
- Additional room with direct access to the outside
- Room with storage
- Cellar to store wine wine
- Cellar
- Technical rooms
- laundry

Outbuildings & Outbuildings

Independent studio

Fully self-contained, it features:

- With its own wood-burning stove
- A small kitchen
- A large shower room

Exterior spaces exteriors

- Carefully landscaped wooded park
- Private pond fed by rainwater harvesting
- Vast terraces
- Small cottage with sauna and relaxation area
- Garden cottage

Parking

- Garage double
- 6/8 outdoor parking spaces

This rare property offers the perfect balance between architectural modernity, ecological awareness and art of living, in a privileged residential setting in Montreux.

Availability: on request

Don't miss out on this unique property on the market. Contact me at 078 314 22 00 for more information or a viewing.

MUNICIPALITY

MONTREUX - Vaud Riviera

Nested between lake and mountains on the shores of Lac Léman, Montreux is one of the most prestigious addresses on the Vaud Riviera. Renowned for its mild climate, exceptional panorama and incomparable quality of life, the town has always attracted an international clientele in search of elegance and serenity.

Equipped with top-quality infrastructures, Montreux offers a unique art of living between gastronomy, culture and nature, while being ideally located around an hour from Geneva and its international airport.

ACCESS

Ideally located in the residential district of Saint-Georges, on the heights of Montreux, the property enjoys a privileged location combining tranquility and immediate proximity to infrastructure.

The neighborhood also benefits from its proximity to the prestigious St. George's International School, which can be reached in just a few minutes, a major asset for international families.

SHOPS/STORES

The center of Montreux, its shops, restaurants, cafés and services can be reached in just a few minutes. Shopping centers, boutiques and everyday conveniences are within easy reach, offering optimal living comfort.

PUBLIC TRANSPORT

Transport connections are particularly efficient: access to the A9 motorway is just a short distance away, making it possible to quickly reach Lausanne in around 30 minutes and Geneva and its international airport in less than an hour. The Montreux train station also provides excellent rail links to the main Swiss cities.

LEISURE TIME

On the leisure side, the region offers an exceptional range of activities: walks along the Lac Léman, hiking in the Vaud Alps, golf, water sports and ski resorts accessible in less than an hour. Montreux also offers a dynamic cultural life with concerts, festivals and international events throughout the year.

ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

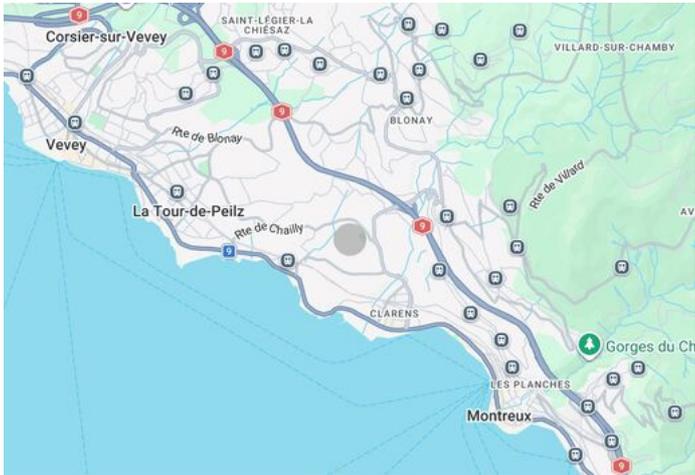


CONTACT FOR VISITING

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LOCATION

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SITUATION

Saint-Georges residential neighborhood

Located on the heights of Montreux, the Saint-Georges neighborhood is renowned for its exclusive, leafy residential setting. This sought-after area is distinguished by its calm, privacy and the presence of magnificent properties benefiting from a preserved natural environment.

Just minutes from downtown, it is also home to the prestigious St. George's International School, a leading international institution, enhancing the district's appeal to a cosmopolitan clientele

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Direct CO2 emissions	A
Type	Single family house	Condition of the property	Good
Reference	Off-market	Living area	~ 350 m²
Rooms	9	Ground surface	~ 5000 m²
Year of construction	1995	Useful surface	~ 485 m²
Latest renovations	2014	Interior parking	2
Energetic efficiency	D	Exterior parking	6
Building envelope	C		

INTERIOR VIEW

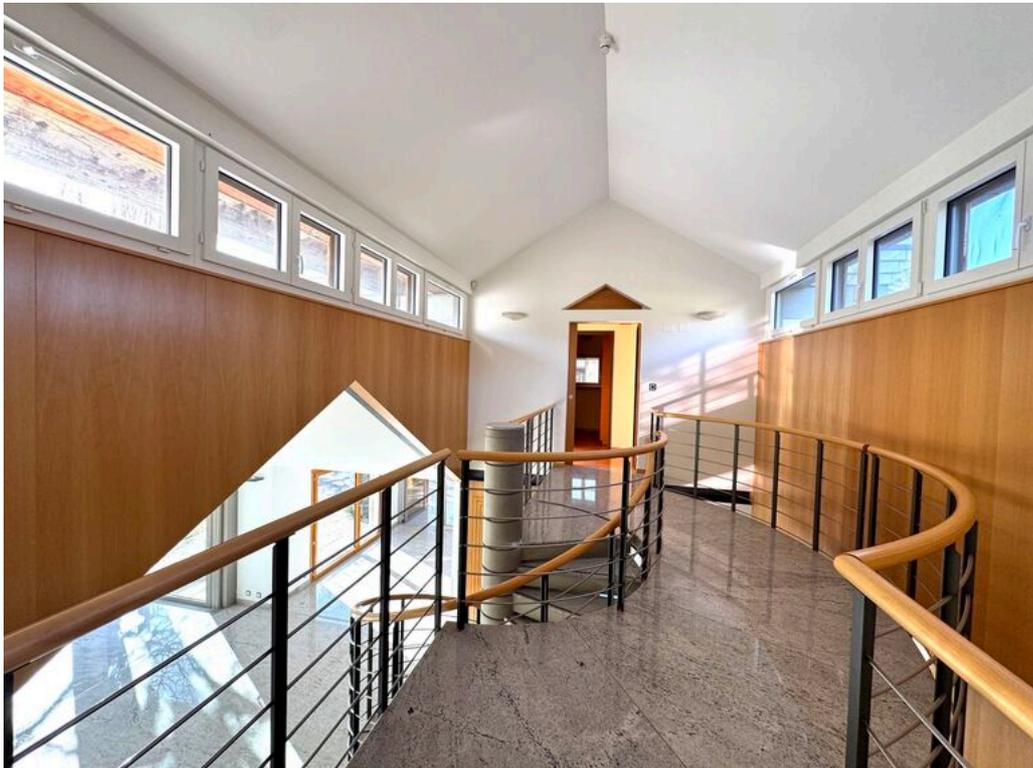














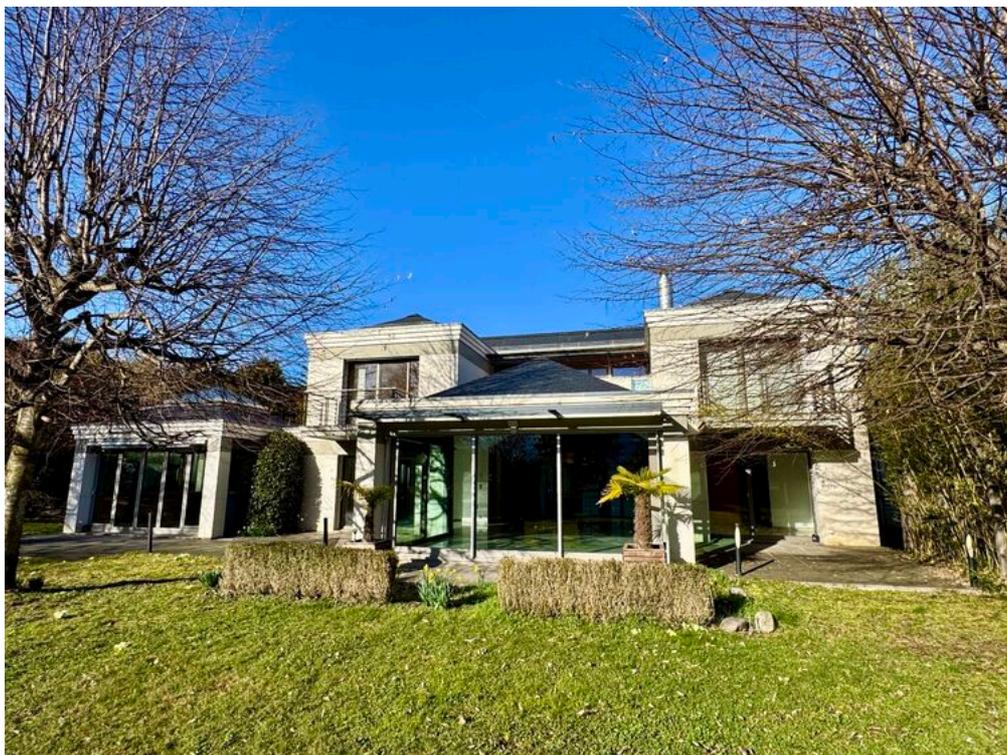








EXTERIOR VIEW

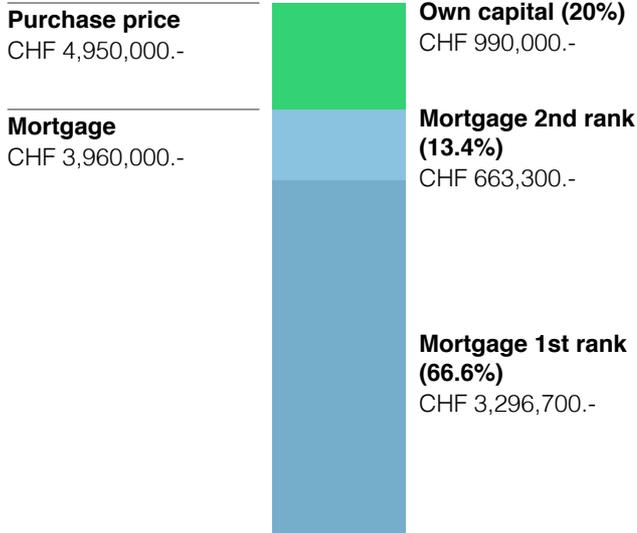




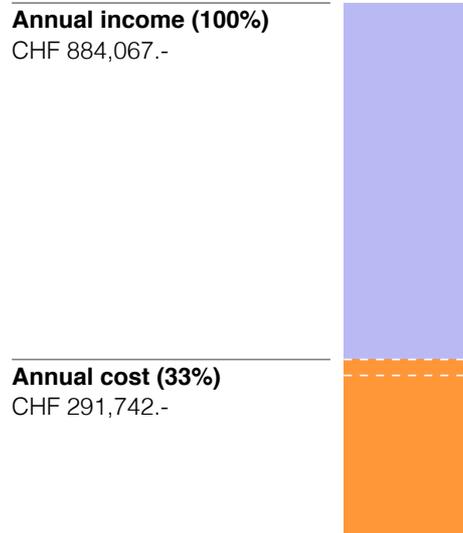


FINANCIAL SIMULATION

FINANCING



FINANCIAL CAPACITY



PRICE

Price of object	CHF 4,950,000.-
Acquisition costs	2 % CHF 99,000.-
Transfer costs	1.50 % CHF 74,250.-
Expenses of creation of mortgage file	1.20 % CHF 47,520.-
Total acquisition	CHF 5,170,770.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 82,418.-
Mortgage interest 2nd rank	2.50 %	CHF 16,583.-
Mortgage interest		CHF 99,001.-
Amortization mortgage 2 nd rank	6.67 %	CHF 44,242.-
Total mortgage amortization		CHF 44,242.-
Running/maintenance costs	1 %	CHF 49,500.-
Total charges		CHF 49,500.-
Total per year		CHF 192,743.-
Total per month		CHF 16,062.-