



## EXCEPTIONAL VILLA IN OFF MARKET

Exceptionnel | 1801 Le Mont-Pèlerin | Reference : BCP 5802462

**CHF 4,650,000.-**

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### Exceptional villa - Mont-Pèlerin

Offered **exclusively off-market**, this exceptional villa is aimed at a confidential and carefully selected clientele.

Located in one of the most prestigious areas of **Mont-Pèlerin**, it benefits from a **totally private environment, without any nuisance or vis-à-vis**, offering a level of discretion and tranquility extremely rare on the Vaud Riviera.

Overlooking Lake Geneva and the Alps, the property enjoys a **spectacular panoramic view**, while allowing **Vevey to be reached in just 10 minutes by car**. A confidential address, combining **prestige, absolute calm and accessibility**.

Iconic architecture

This villa is a **construction by HUF HAUS**, the undisputed international benchmark for contemporary architecture of the highest standing. True architectural signatures, HUF HAUS developments are distinguished by their **exposed half-timbered structure**, their **fully glazed facades (triple glazing)**, their **exceptional brightness** and the **impeccable quality of their German workmanship**.

### CHARACTERISTICS

Reference: **BCP 5802462**

Type: **Single family house**

Availability: **To agree**

Rooms: **8.5**

Bedrooms: **5**

Bathrooms: **5**

Living area: **~ 450 m<sup>2</sup>**

Ground surface: **~ 1010 m<sup>2</sup>**

Year of construction: **2012**

Latest renovations: **2024**

Parking spaces: **Yes, obligatory**



Built in **2011**, the property benefits from modern technical features, including an **air-water heat pump**, guaranteeing optimal thermal comfort, excellent energy performance and exemplary durability, equipped with **27 solar panels** as well as a **thermal panel**.

- **Prestigious detached villa**

**8.5 rooms** Living area: approx. **450 m<sup>2</sup>**

- **Plot**: approx. **1'010 m<sup>2</sup>**
- **5 bedrooms**
- **5 bathrooms**

**3 levels**

- **Panoramic views of Lake Geneva and mountains**

## **Distribution:**

### **Rez-inférieur - Espace privé & bien-être**

This level, entirely dedicated to comfort and relaxation, offers:

- A **spacious master suite**, a veritable private cocoon, with **tailor-made dressing room** and **en suite bathroom with WC**
- An **exclusive wellness area**, including a **hammam** and a **fitness room**
- Perfectly integrated technical and storage areas

### **Rez-de-chaussée - Reception areas**

Thought to sublimate natural light and views, this level offers:

- An **elegant entrance hall**

An **vast living room with generous volumes**, magnified by **large bay windows** and a **south-facing orientation**

- A **open kitchen** with clean lines, fully equipped with top-of-the-range appliances (Bulthaup, Gaggenau, Miele, most changed in 2025).
- A refined **dining room**, in perfect continuity with the living spaces and exteriors

The ensemble creates a contemporary, warm and resolutely upscale atmosphere, ideal for entertaining in an exclusive setting.

### **First floor - Night space**

The upper floor hosts:

- **Four bedrooms**, of which **three each feature a bathroom, shower, bathtub WC ensuite with mezzanine**, bringing volume and character
- **Integrated wardrobes** made-to-measure

- **Bathrooms with WC ensuite** for the 3 bedrooms with mezzanine

Each space has been designed to offer comfort, privacy and functionality to its occupants.

**This villa is also ideal for a family, as children can be completely self-sufficient with the Mont-Pèlerin funicular stop just a few minutes' walk away, offering quick and easy access to Vevey and the rest of the public transport network.**

**Furthermore, the school pick-up bus is at the bottom of the path.**

## Exteriors

The villa is surrounded by a **magnificent garden with superb trees**, carefully landscaped and maintained. Exterior finishes are **soigné and prestigious**, in perfect harmony with the architecture of the house.

Thanks to its dominant location, total absence of overlooking and ideal orientation, the property benefits from **optimal sunshine** and a **stunning view**, offering an exceptional living environment.

Note because this is rare in the region, no highway or road or rail noise, no high-voltage lines!

## Parking

- **Enclosed garage for two cars equipped with an electric charger**
- **Several parking spaces Exterior parking**

## A rare opportunity

Uniting **Iconic architecture, very high-standard amenities, generous volumes, panoramic views** and **environment without any nuisance or vis-à-vis**, this **villa off-market** represents a rare opportunity on the Vaud Riviera market.

An exceptional property, destined for a demanding clientele in search of exclusivity, discretion and incomparable quality of life.

DOSSIER WITH PHOTOS ON REQUEST ONLY

## 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.

Evaluation	Envelope	Global	Emissions
A			A
B		B	
C	C		
D			
E			
F			
G			

## CONTACT FOR VISITING

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## LOCATION

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Public transports	-	2 min.	-
Primary school	-	-	10 min.
Stores	-	-	5 min.
Restaurants	-	-	2 min.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Heating type	<b>Air to water heat pump</b>
Type	<b>Single family house</b>	Heating installations	<b>Floor, Chimney</b>
Reference	<b>BCP 5802462</b>	Domestic water heating system	<b>Air to water heat pump</b>
Rooms	<b>8.5</b>	Condition of the property	<b>Very good</b>
Bedrooms	<b>5</b>	Standing	<b>Upmarket</b>
Bathrooms	<b>5</b>	Living area	<b>~ 450 m<sup>2</sup></b>
Year of construction	<b>2012</b>	Ground surface	<b>~ 1010 m<sup>2</sup></b>
Latest renovations	<b>2024</b>	Parking spaces	<b>Yes, obligatory</b>
Energetic efficiency	<b>B</b>	Interior parking	<b>2</b>
Building envelope	<b>C</b>	Exterior parking	<b>5</b>
Direct CO2 emissions	<b>A</b>	Local tax	<b>68 %</b>

### CONVENIENCES

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Greenery
- Terrace/s
- Quiet

#### INSIDE CONVENIENCES

- Open kitchen
- Built-in closet
- Swedish stove
- Hammam
- Water softener
- Triple glazing
- Fitness room
- Mosquito screen
- Bright/sunny

#### EQUIPMENT

- Furnished kitchen
- Freezer
- Dryer
- Ceramic glass cooktop
- Dishwasher
- Bath
- Oven
- American Fridge
- Shower
- Steamer
- Gas stove
- Photovoltaic panels
- Warming drawer
- Washing machine
- Thermal solar collector system

- Optic fiber
- Electric blind
- Electric car terminal
- Alarm
- Interphone
- Oversee camera
- Armoured door
- Electric garage door
- Electric gate
- Safe
- Outdoor lighting
- Home automation

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

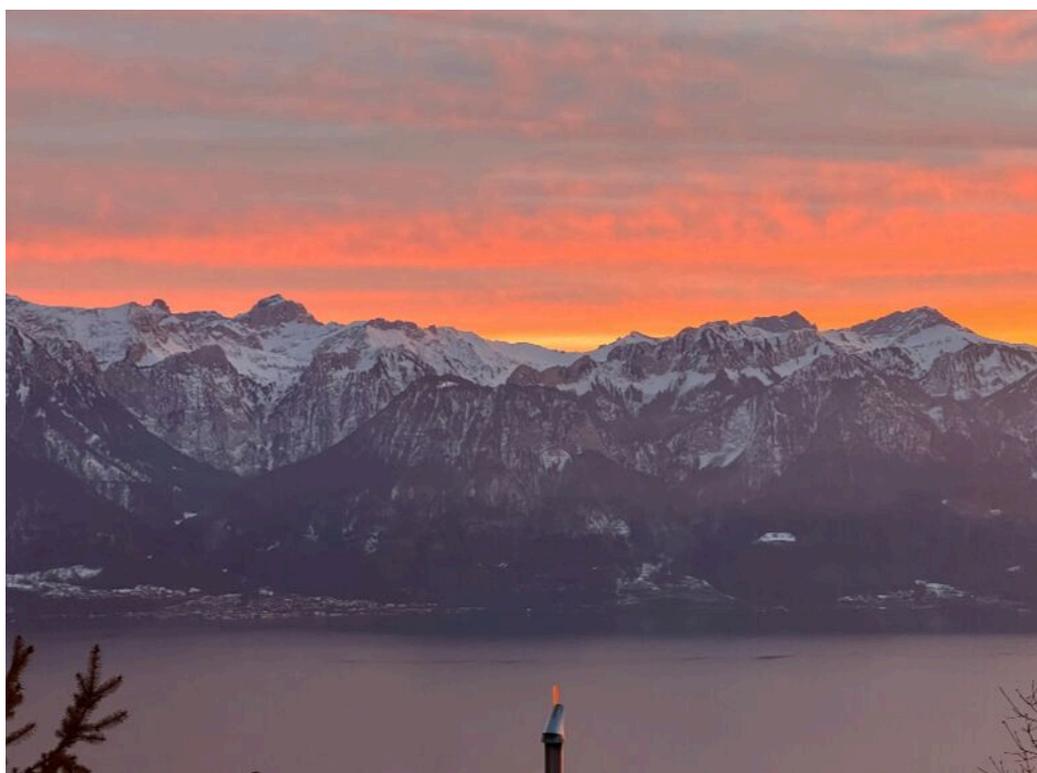
- Unobstructed
- Panoramic
- Lake
- Mountains

## STYLE

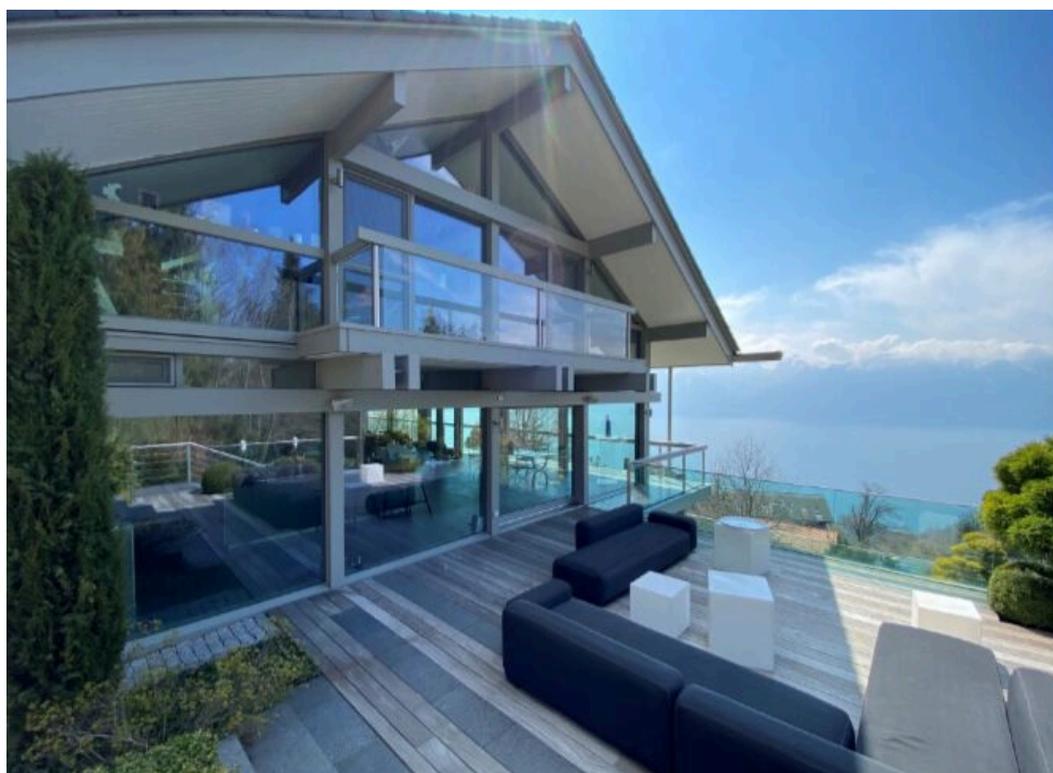
- Modern

## PICTURE(S)





























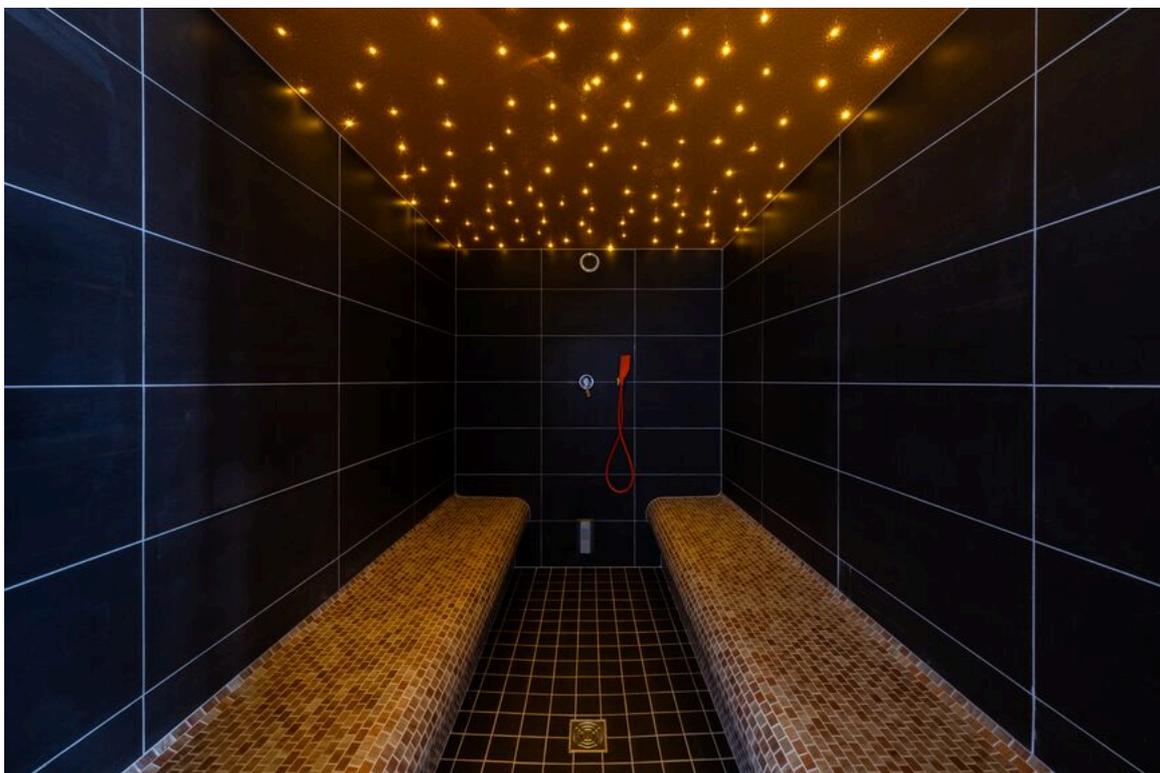








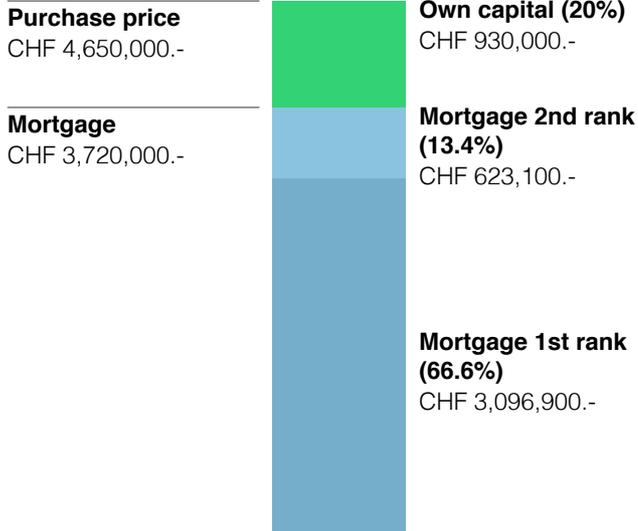




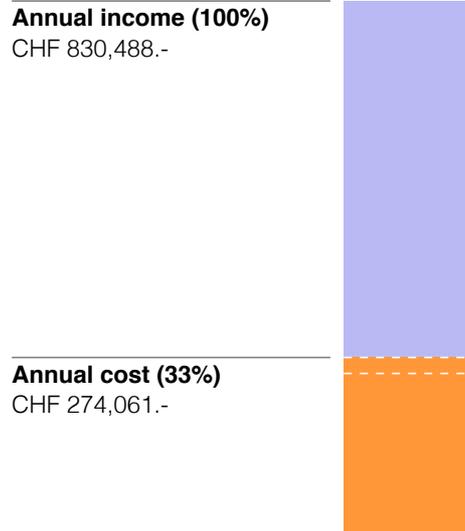


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



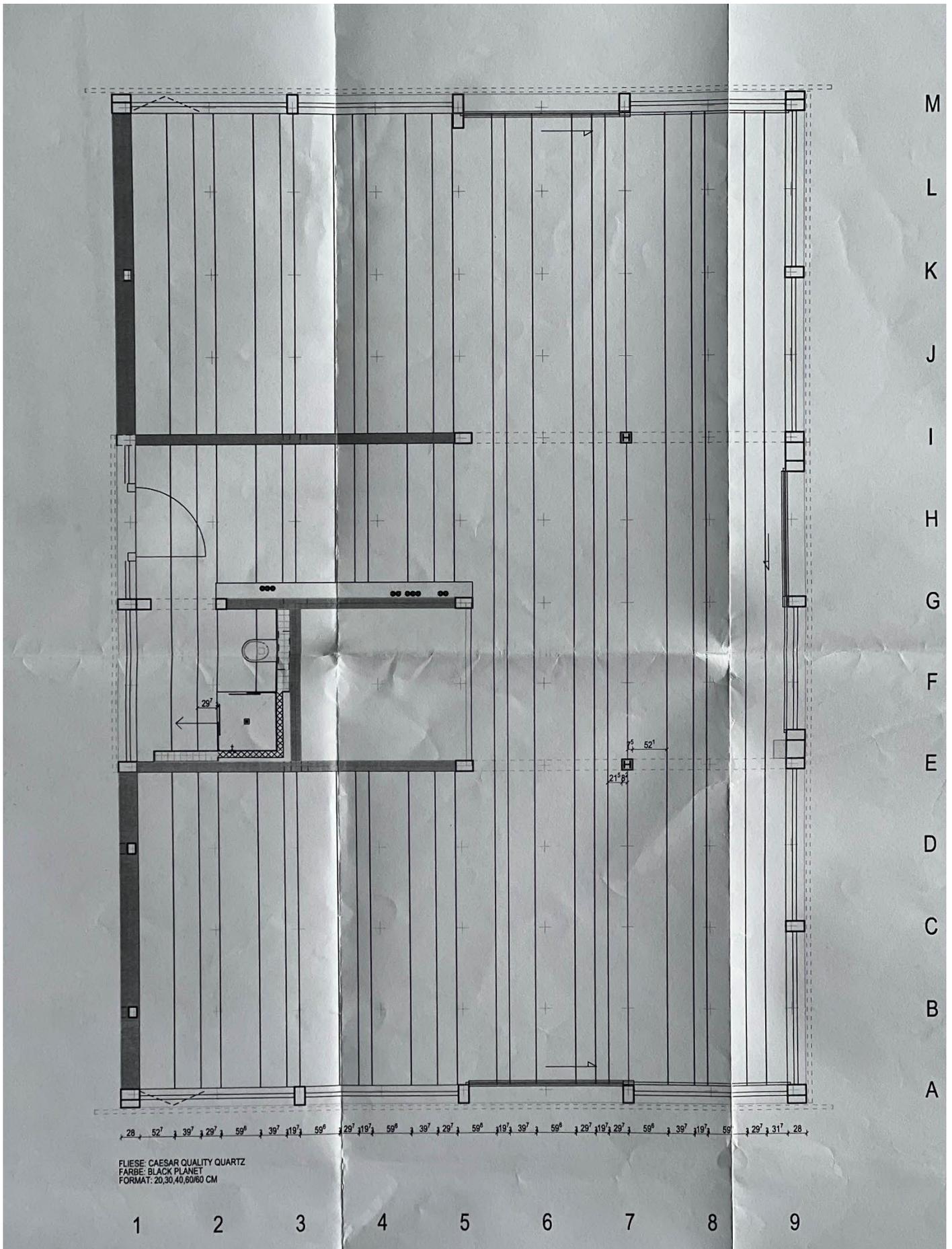
### PRICE

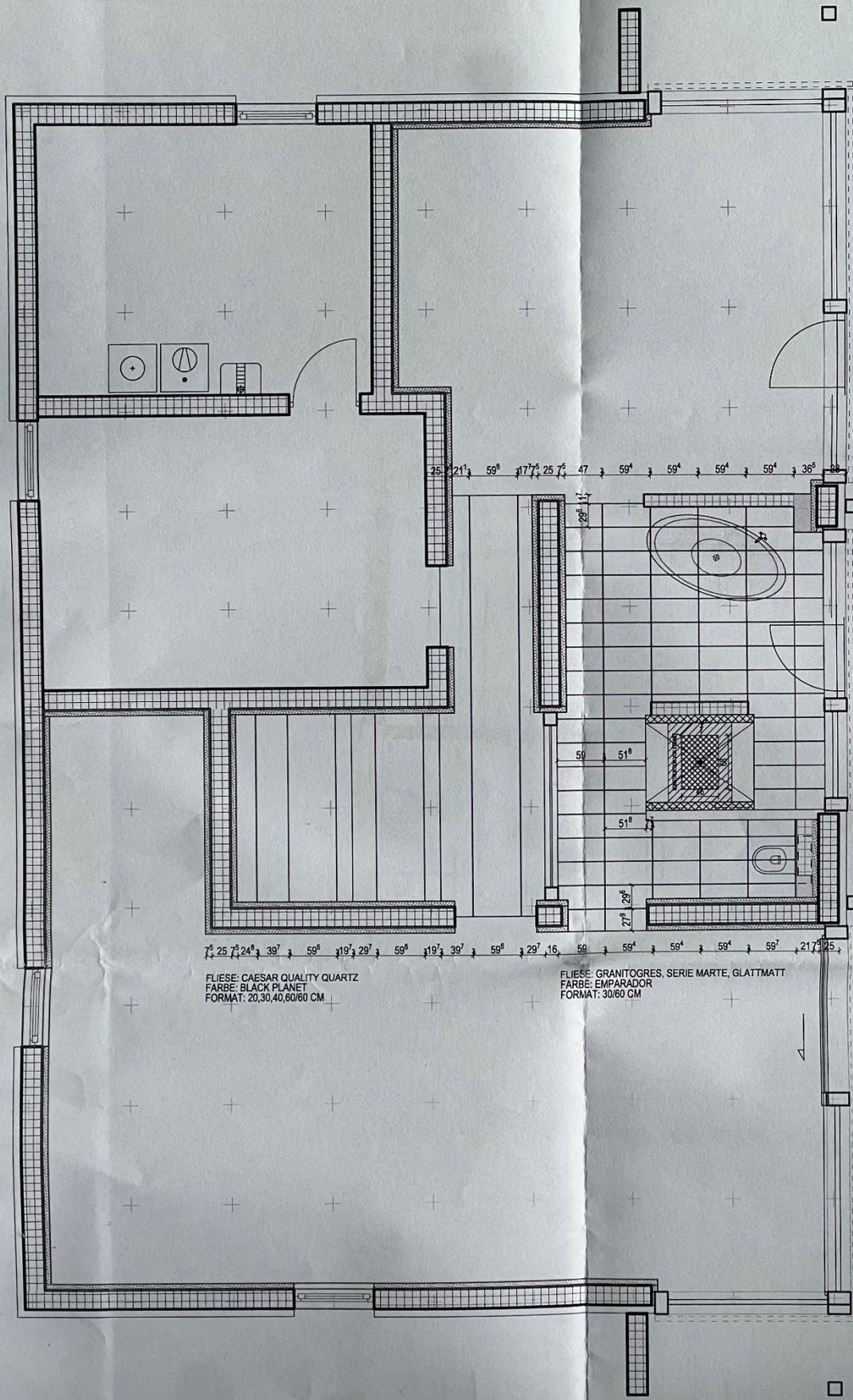
Price of object		CHF 4,650,000.-
Acquisition costs	2 %	CHF 93,000.-
Transfer costs	1.50 %	CHF 69,750.-
Expenses of creation of mortgage file	1.20 %	CHF 44,640.-
Total acquisition		CHF 4,857,390.-

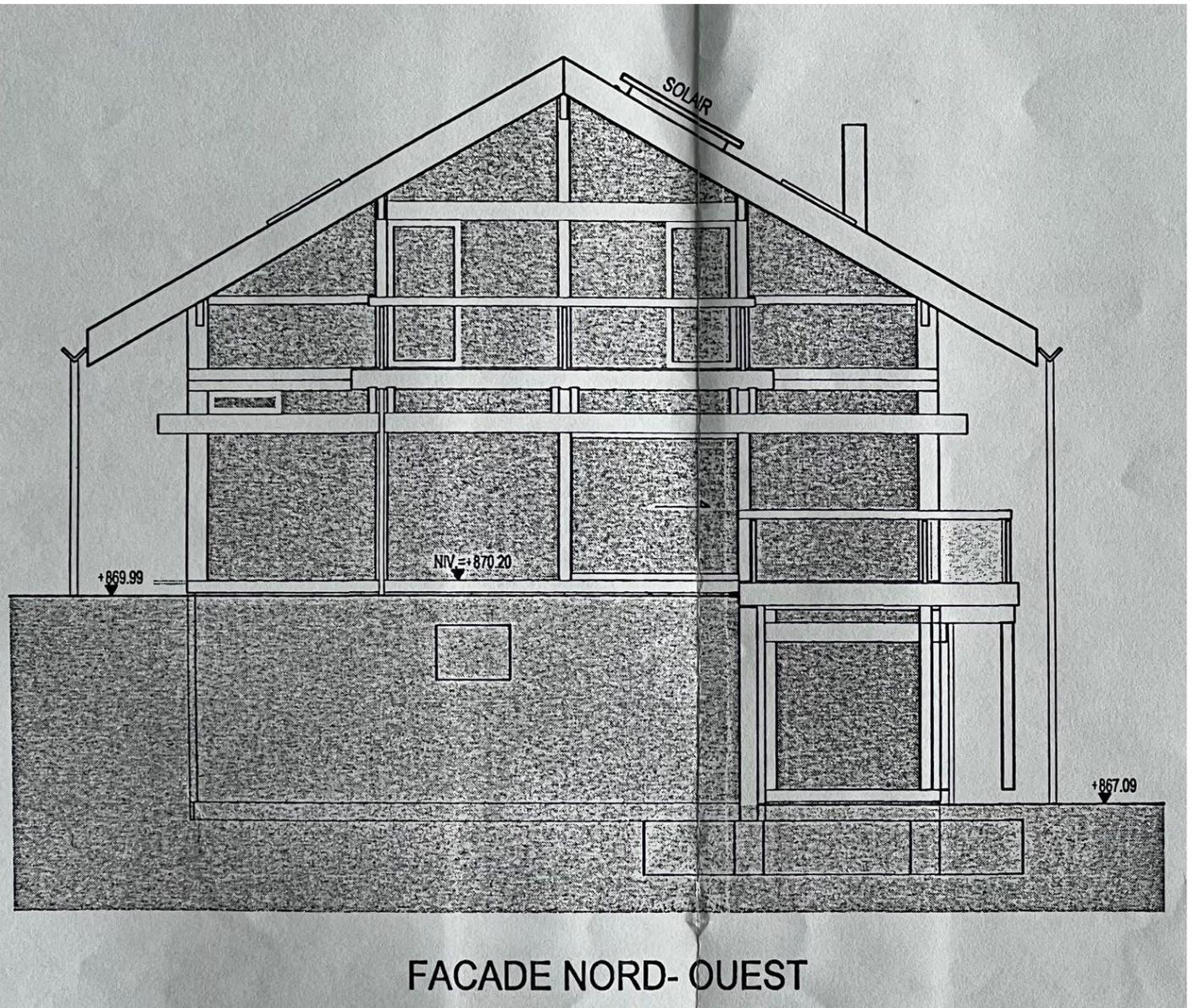
### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 77,423.-
Mortgage interest 2nd rank	2.50 %	CHF 15,578.-
<b>Mortgage interest</b>		<b>CHF 93,001.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 41,561.-
<b>Total mortgage amortization</b>		<b>CHF 41,561.-</b>
Running/maintenance costs	1 %	CHF 46,500.-
<b>Total charges</b>		<b>CHF 46,500.-</b>
<b>Total per year</b>		<b>CHF 181,062.-</b>
<b>Total per month</b>		<b>CHF 15,089.-</b>



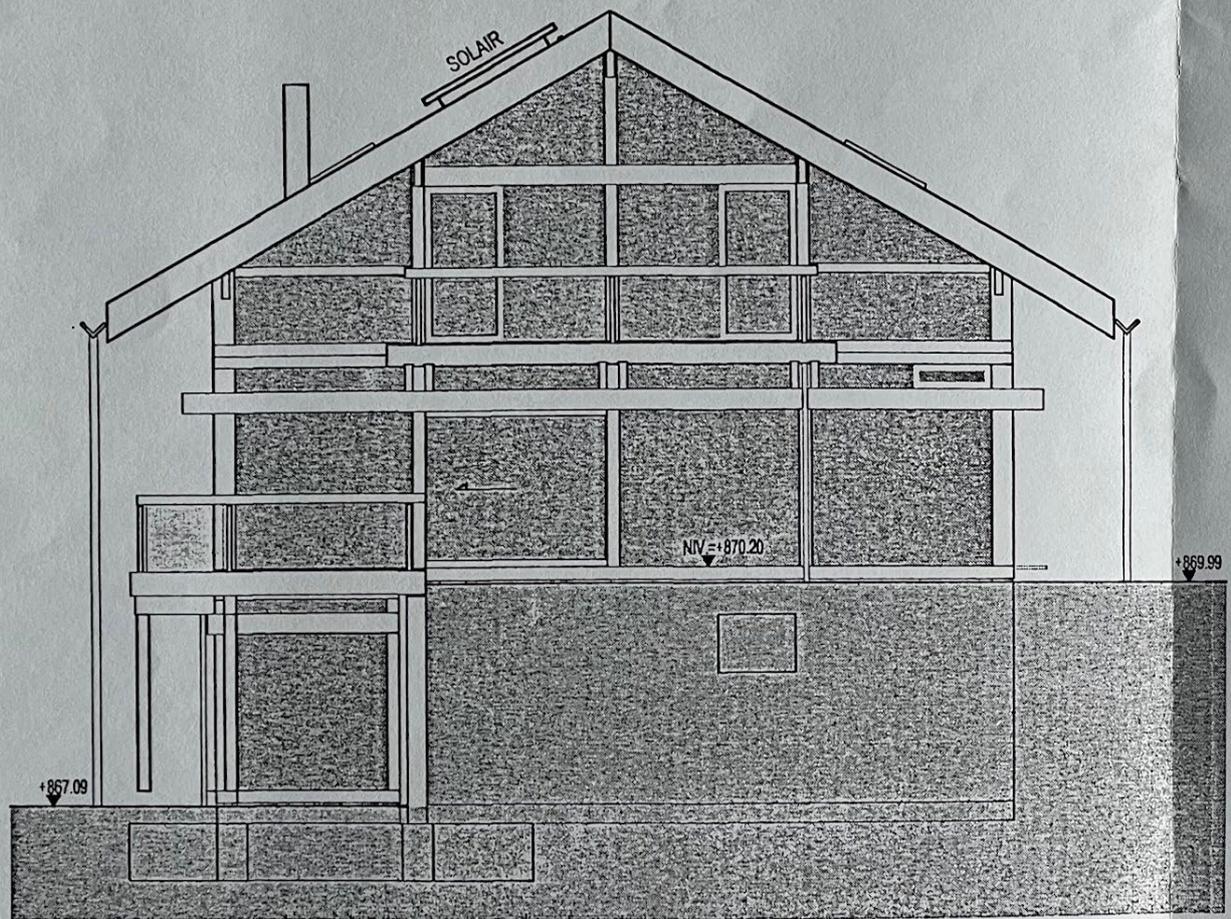




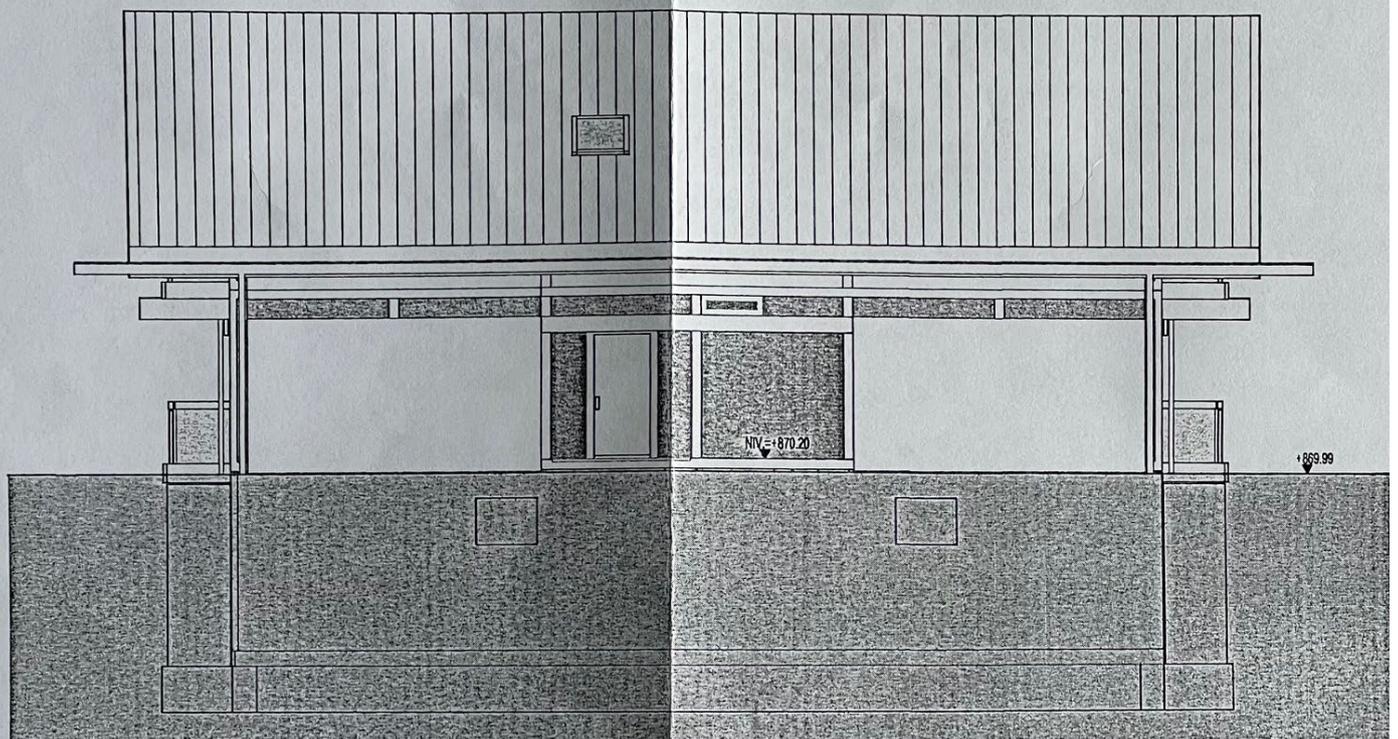


FACADE NORD- OUEST





FACADE SUD- EST



FACADE NORD- EST