

## **EXCEPTIONAL VILLA IN OFF MARKET**

Exceptionnel | 1801 Le Mont-Pèlerin | Reference : 5881035

**Price upon request**

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### Exceptional villa – Mont-Pèlerin

Exclusively **off-market** proposed

Located in one of the most prestigious areas of the **Mont-Pèlerin**, this exceptional villa benefits from a **completely private environment, free from any nuisance or neighbourly issues**, offering a level of discretion and tranquillity that is extremely rare on the Vaud Riviera.

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

### Iconic Architecture

This villa is a **HUF HAUS construction**, the undisputed international benchmark for contemporary architecture of the very highest standard. HUF HAUS architectural signatures are distinguished by their **exposed timber frame structure**, their **fully glazed (triple glazed) facades**, their **exceptional luminosity** and the **impeccable quality of their German manufacture**.

Constructed in **2011**, the property benefits from modern technical features, including an **air-water heat pump**, guaranteeing optimal thermal comfort,

### CHARACTERISTICS

Reference: **5881035**

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**



excellent energy performance and exemplary sustainability, equipped with **27 solar panels** and an **thermal panel**.

- **Single-family villa of prestige**
- **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 view of Lake Geneva and the mountains**

## Distribution:

### Lower ground floor – Private space & wellness

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

- A **spacious master suite**, a true private cocoon, with **custom-made dressing room** and **ensuite bathroom with WC**
- A **exclusive wellness space**, including a **hammam** and a **fitness room**
- Perfectly integrated technical and storage spaces

### Ground floor – Reception spaces

Designed to enhance natural light and views, this level offers:

- A **elegant entrance hall**
- A **spacious living room with generous volumes**, enhanced by **large windows** and a **south-facing orientation**
- A **open-plan kitchen** with clean lines, fully equipped with high-end appliances (Bulthaup, Gaggenau, Miele, most of which were changed in 2025).
- A **refined dining room**, perfectly in line with the living areas and the outdoors

The whole creates a contemporary, warm and resolutely high-end atmosphere, ideal for entertaining in an exclusive setting.

### First floor – Sleeping area

The upper floor accommodates:

- **Four bedrooms**, three of which each have a bathroom, shower, bathroom ensuite with a mezzanine, providing volume and character
- **Custom-made** built-in wardrobes
- **Bathrooms with ensuite toilets** for the 3 bedrooms with mezzanine

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

The villa is surrounded by a **magnificent and beautifully planted garden**, carefully landscaped and maintained. The exterior finishes are **exquisite and prestigious**, in perfect harmony with the architecture of the house.

Thanks to its dominant position, the total lack of obstructions and its ideal orientation, the property enjoys optimal **sunlight** and a **brehtaking view**, offering an exceptional living environment.

Noteworthy, as this is rare in the region, there are no traffic or road or rail noises, no high-voltage power lines!

## A rare opportunity

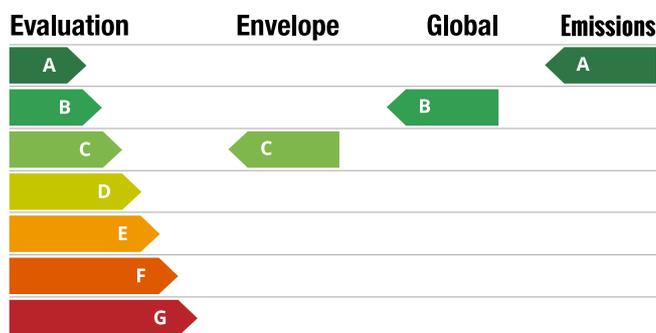
Combining **iconic architecture, very high-end features, generous volumes, panoramic view** and **environment without any nuisance or obstructions**, this **off-market villa** is a rare opportunity on the market of the Vaud Riviera.

A unique property, for a demanding clientele in search of exclusivity, discretion and incomparable quality of life.

Complete file 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.



## CONTACT FOR VISITING

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## CHARACTERISTICS

CH-1801 Le Mont-Pèlerin | Exceptionnel | **Price upon request**

### CHARACTERISTICS

Availability	<b>To agree</b>	Direct CO2 emissions	<b>A</b>
Type	<b>Single family house</b>	Condition of the property	<b>Very good</b>
Reference	<b>5881035</b>	Standing	<b>Upmarket</b>
Rooms	<b>8.5</b>	Living area	<b>~ 450 m<sup>2</sup></b>
Bedrooms	<b>5</b>	Ground surface	<b>~ 1010 m<sup>2</sup></b>
Bathrooms	<b>5</b>	Parking spaces	<b>Yes, obligatory</b>
Year of construction	<b>2012</b>	Interior parking	<b>2</b>
Latest renovations	<b>2024</b>	Exterior parking	<b>5</b>
Energetic efficiency	<b>B</b>	Local tax	<b>68 %</b>
Building envelope	<b>C</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
- American Fridge
- Alarm
- Ceramic glass cooktop
- Gas stove
- Interphone
- Oven
- Washing machine
- Oversee camera
- Steamer
- Dryer
- Armoured door
- Warming drawer
- Bath
- Electric garage door
- Freezer
- Thermal solar collector system
- Electric gate
- Dishwasher
- Photovoltaic panels
- Safe

- Home automation

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

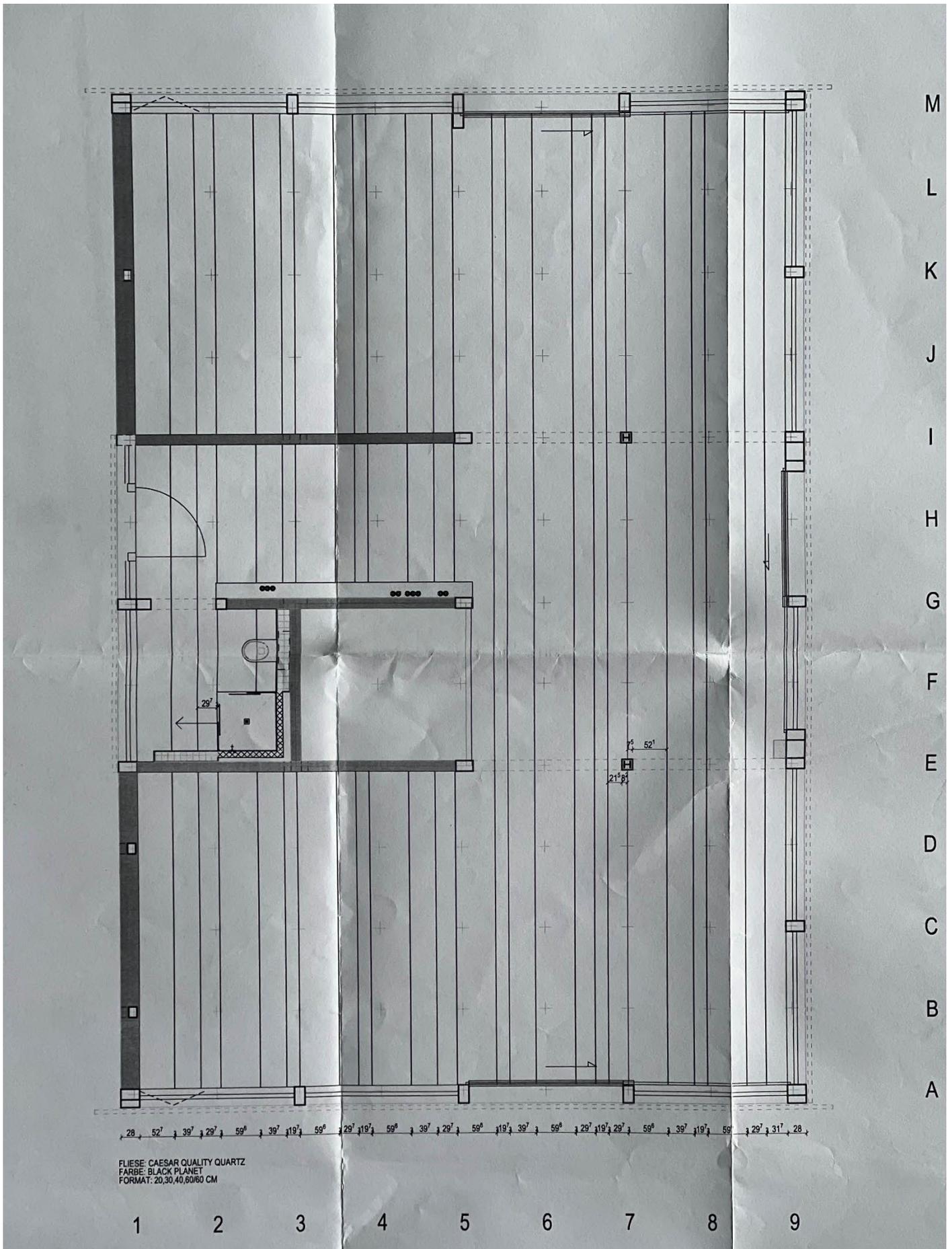
## VIEW

- Unobstructed
- Panoramic
- Lake
- Mountains

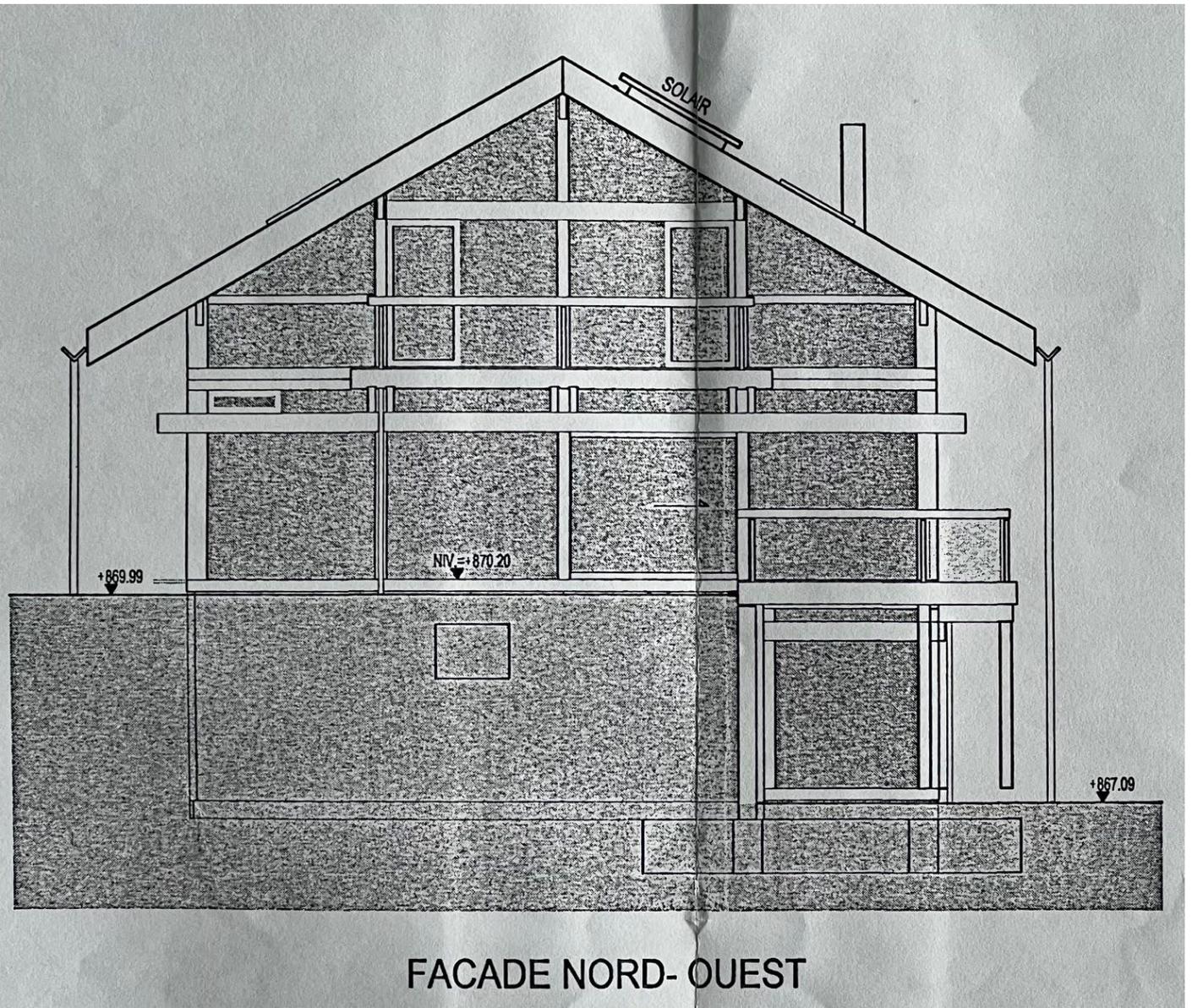
## STYLE

- Modern



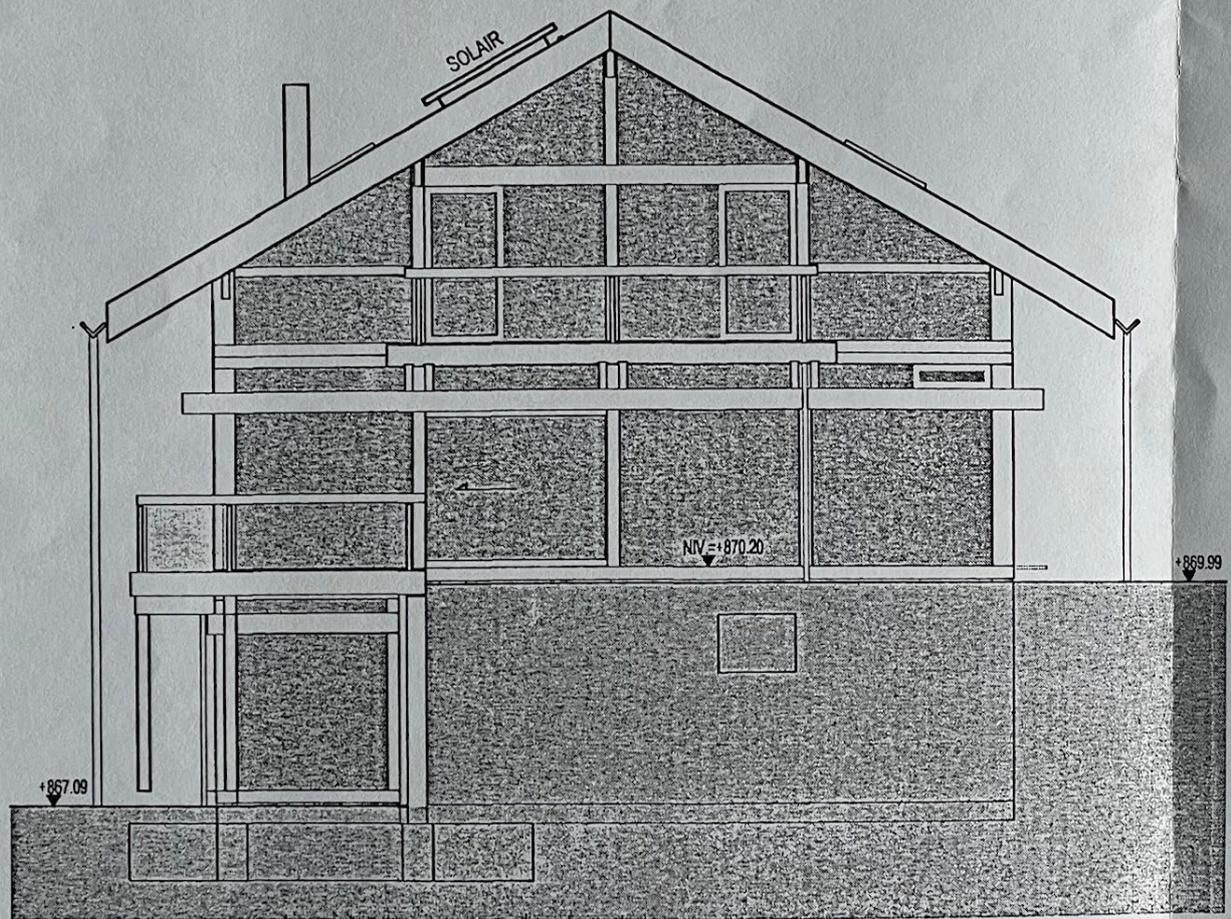




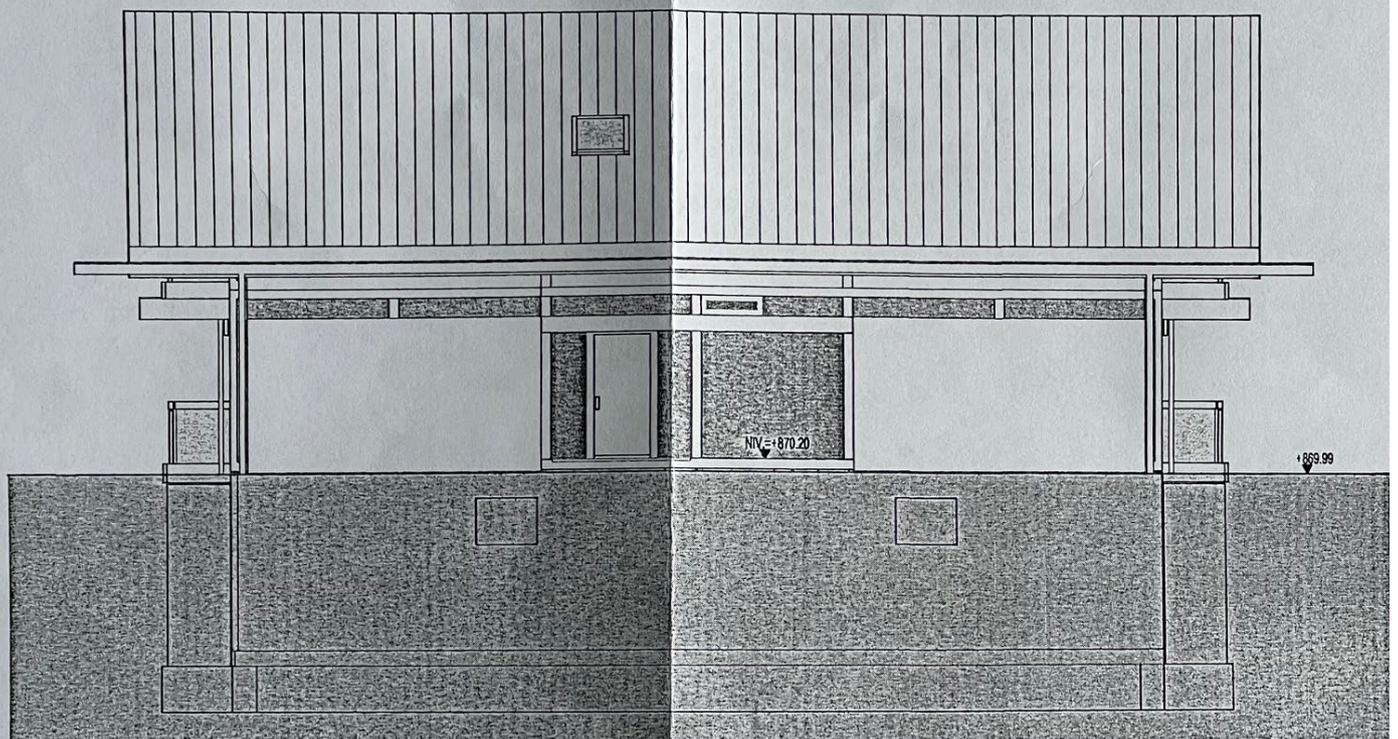


FACADE NORD- OUEST





FACADE SUD- EST



FACADE NORD- EST