

Maison Chailly-Montreux 230 m²



PRIX DE VENTE : 2 304 192 €

EMAIL : SWISS.RIVIERA@COLDWELLBANKER.CH

DESCRIPTION

Here, every morning begins with a panoramic view of Lake Geneva and the Alpine peaks, from every level of the villa, from the basement to the attic. Here, comfort isn't negotiated, it's lived in. Welcome to one of the most beautiful semi-detached villas in Chailly-sur-Montreux, where architectural elegance, cutting-edge energy efficiency, and the art of lakeside living blend seamlessly into an exceptional residence. A rare find on the Vaud Riviera: available as a second home and accessible to foreign buyers, subject to cantonal approval.

Located in the leafy residential area of Chailly-sur-Montreux, this semi-detached villa enjoys a privileged location: just a stone's throw from Montreux and its international amenities, in a haven of peace and greenery. Its most prized asset is the breathtaking and uninterrupted view of Lake Geneva and the Alps, present on every level of the villa, from the garage to the attic. Here, the view is not to be shared: it belongs entirely to you.

Layout over 4 levels

Ground floor

- Open-plan living/dining room with floor-to-ceiling windows and 2.90 m ceilings
- Fully equipped open-plan kitchen
- Two south-facing terraces with private jacuzzis
- Breathtaking views of Lake Geneva and the Alps from the main living area

First floor

- Master suite with ensuite bathroom, balcony with stunning lake views, and ceilings over 3 m high
- Two bedrooms with direct access to the outside and unobstructed lake views
- Full bathroom (bathtub and shower)

Attic

- Large, open-plan multi-purpose room: office, playroom, guest bedroom, or media room

- Panoramic lake views from the highest level of the villa

Basement

- Enclosed double garage with direct access to the villa – lake views from this level
- Laundry room, utility room, storage

Exemplary energy performance – CECB B · Geothermal heating

The villa is equipped with a heat pump Geothermal heating combined with underfloor heating ensures optimal thermal comfort in all seasons and controlled energy costs. Certified CECB B for overall energy efficiency, it ranks among the top performers in existing Swiss buildings, well above the national average. A tangible and lasting asset for years to come.

HIGHLIGHTS AT A GLANCE

- Breathtaking views of Lake Geneva and the Alps from every level, from the garage to the attic, without exception
- Two south-facing terraces and a meticulously landscaped private garden
- Private outdoor jacuzzi, completely secluded
- Generous ceiling heights: 2.90 m in the living room, over 3 m in the master suite and two of the upstairs bedrooms
- Master suite with private bathroom and balcony offering stunning lake views
- Large attic room, adaptable to your needs
- Enclosed double garage with direct access to the villa
- Geothermal heat pump + underfloor heating, optimal comfort, controlled energy costs
- CECB B rating, certified overall energy efficiency, top of the Swiss real estate market
- Suitable for a second home
- Accessible to non-resident foreign buyers
- Impeccable finishes, villa meticulously maintained
- Sought-after residential area, with easy access to public transport and the motorway

Viewings by appointment only in the presence and/or with the prior agreement of Coldwell Banker Swiss Riviera. No document may be transmitted to third parties without authorization.

Av. des Alpes 10
Switzerland, 1820, Montreux



TÉL : +33219634949
swiss.riviera@coldwellbanker.ch

CARACTÉRISTIQUES

Type de bien : Maison Surface : 230.0 m² NB de pièces : 7 rooms



COLDWELL BANKER
EUROPA REALTY



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