



# Maison Familiale Des Années 60, Vue Sur Le Lac

Caux

**Prix de vente : CHF 2'090'000.-**

# Présentation

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This charming family home is located in the village of Glion, a balcony on the Vaud Riviera, overlooking the famous tourist town of Montreux (2km), world-famous for its jazz festival and microclimate.

The house is within walking distance of shops, an elementary school and the Glion higher education School.

The Glion funicular station is also in the immediate vicinity, making it easy to get to Montreux.

Here, you'll discover a haven of peace offering views of Lake Geneva, the Alps and the Jura.

By acquiring this property, you'll have the opportunity to live in a place of incredible beauty.

## The house

The house offers 220 m<sup>2</sup> (312m<sup>2</sup> usable) and 5 bedrooms, two of which are upstairs.

It has retained its 1960s cachet. It has been regularly maintained and renovated.

## Distribution

- On the lower ground floor

Main entrance as well as a small hall and a visitor's toilet

Garage and a large useful room that can be arranged according to the wishes of future buyers

- On the upper ground floor

Large space with good roof heights housing a large, bright living area:

American kitchen with island and fully equipped, open to the dining room and living room. All this space is surrounded by bay windows offering direct access to the terrace and garden. The spacious living room benefits from a stove located in the center of the house.

On this same floor are three bedrooms, a shower room and a bathroom.

- Upstairs

Luminous open space distributing two bedrooms with a magnificent view of the lake

- Exterior

A garage, numerous outdoor parking spaces, a nicely wooded garden and its garden shed complete this property ideal for a family.

## Technical data

Plot: 1290m<sup>2</sup>

220m<sup>2</sup> habitable, 312m<sup>2</sup> useful

Construction: 1960,

Renovations: 2013

Heating: electric and radiators

Telesoil

Fireplace, stove

4 bedrooms, 2 bathrooms

One-car garage

Numerous outdoor parking spaces

Large terrace and garden

Altitude: 770m

Annual expenses: CHF 4'500

Tax rate 0.65

#### Nearby

The funicular from Montreux to the Rochers de Naye drops you off 100m from the house.

GLION, institute of higher education

HOTEL VICTORIA (Relais et Chateaux)

Food stores, sports stores, grocery store, restaurants, post office, ski-club are a 2-minute walk away

**220.00 m<sup>2</sup>**

Surface

# Galerie



## Informations techniques

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### Transaction

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Type	Maison/Villa
Disponibilité	À convenir

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### Surfaces

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Surface habitable	220 m <sup>2</sup>
Surface du terrain	1290 m <sup>2</sup>

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