



Accordia-Immo

DETACHED VILLA ST-LÉGIER

CHEMIN DU CHAMP-AUX-LIÈVRES 17

CHF 3'200'000.-

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INTRODUCTION

Nestled in peaceful, verdant surroundings, this superb villa in Saint-Légier offers an exceptional living environment between lake and mountains. Combining elegance, comfort and privacy, it will appeal to lovers of fine homes in search of tranquility close to amenities. Thanks to its ideal orientation, it benefits from optimum light throughout the day and magnificent panoramic views of the Alps and Lake Geneva.

This property is currently being renovated, and finishes can be changed to suit your taste.

Proximity and amenities

- Only a 10-minute drive from Vevey
- Lake view and excellent lighting
- Terrace ideally oriented for relaxing moments
- Close to St-Légier train station (10-minute walk)
- School, services and healthcare less than 15 minutes away.

A rare property to discover

This villa perfectly combines modernity and comfort. A visit is essential to appreciate its full potential.



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GEOGRAPHICAL LOCATION



Located at 580m in a quiet residential area, slightly elevated, with unobstructed views of the Alps and Lake Geneva. This street is part of a network of paths typical of the region, in the immediate vicinity of footpaths and bocage meadows.

Location and access

- St-Légier train station is approx. 400 m away (5-7 minutes' walk)
- 5 minutes' drive from the A9 freeway
- 1 hour from Geneva and its international airport

Chemin du Champ-aux-Lièvres 17 is located in a peaceful, leafy residential area, ideal for families or those seeking peace and quiet. The immediate environment is made up of meadows, forests and footpaths, offering a privileged natural setting. Schools, local shops and public transport are just a few minutes' walk away. The neighborhood combines quality of life, privacy and security. A perfect place to enjoy nature while remaining close to all amenities.



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HIGHLIGHTS

Strategic location:

1

- St-Légier train station just 5-7 minutes' walk away.
- 5 minutes by car from Vevey and the A9 freeway.

Idyllic setting :

2

- perfect for relaxing with family or friends, with a breathtaking view of Lake Geneva and the Alps

Large terrace :

3

- Magnificent terrace, perfect for entertaining friends and family.



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LIVING ROOM

A warm and friendly space, with direct access to the terrace to enjoy the warmth of the sun and its comfortable sofas.





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KITCHEN

Fully equipped kitchen still under renovation: Equipped with a large sink and dishwasher. Plenty of storage space completes this modern kitchen. Ideal for cooking enthusiasts looking for comfort and efficiency.

The kitchen also features a bar for smaller meals.

The finishes of this kitchen can be changed to suit your tastes and desires.



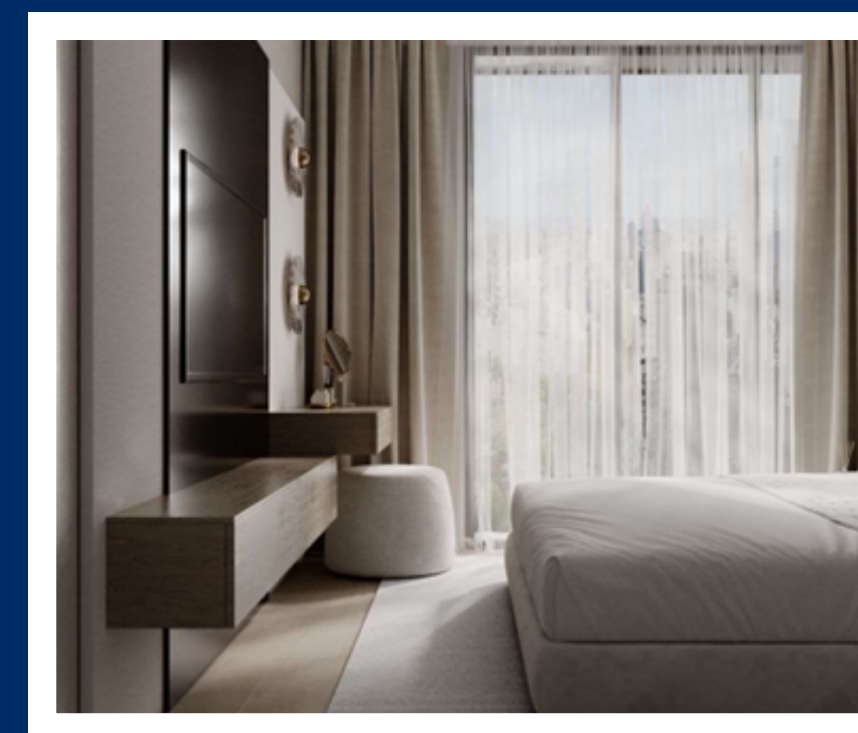
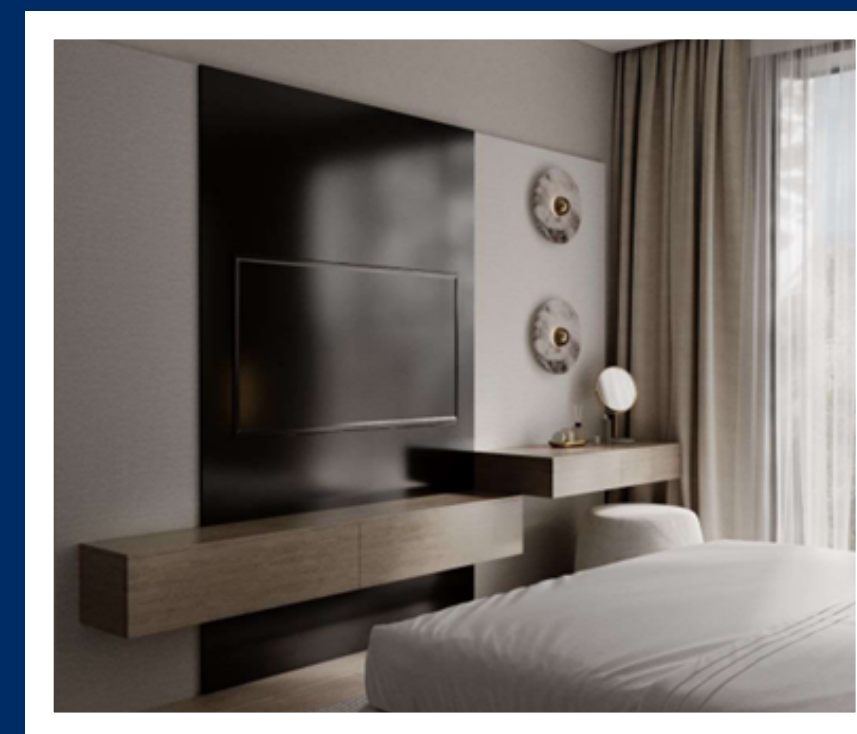
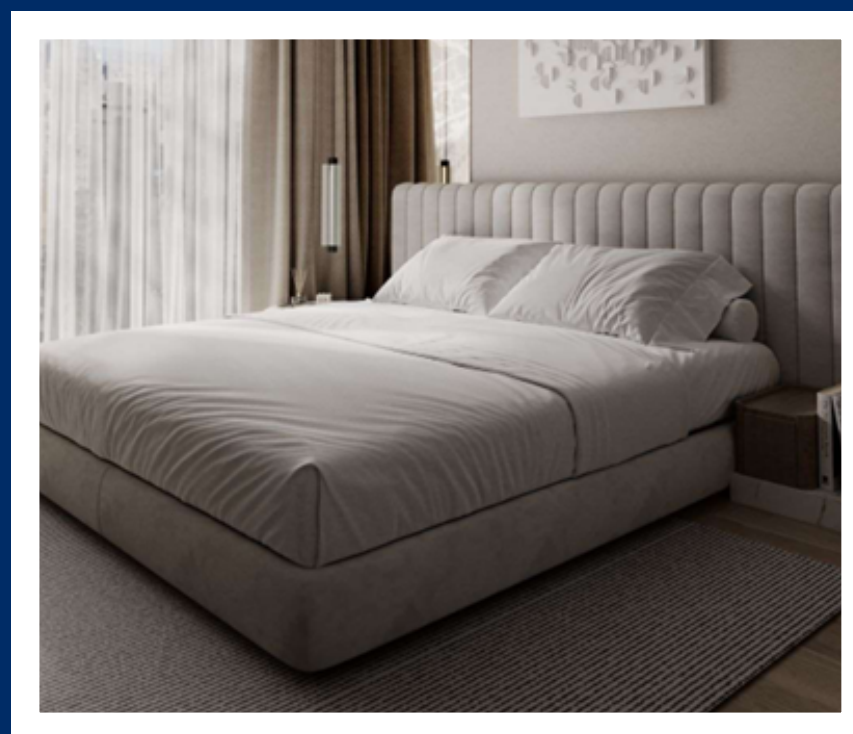


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THE BEDROOMS

The villa features three spacious bedrooms, each with elegant bathrooms for practicality and privacy.

A bright, quiet office area completes the ensemble: it can easily be transformed into a fourth bedroom, according to your needs or desires. Whether you're hosting a family, entertaining guests or working from home, this configuration is sure to suit all lifestyles.





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BATHROOM / SHOWER ROOMS



Bathrooms

Modern bathroom with bath, shower, double washbasin and WC, combining practicality. Modern shower room with shower, large washbasin and wall-hung WC.



shower rooms

Modern bathroom with shower, large washbasin and wall-hung WC.

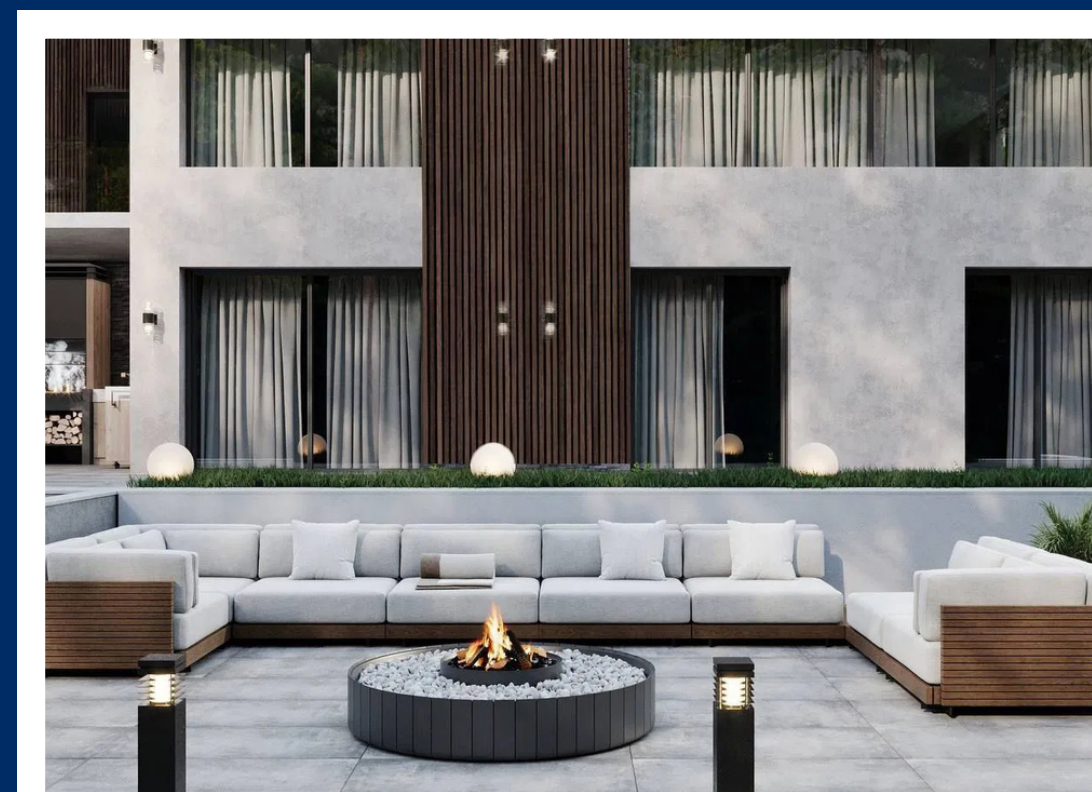
EXTERNAL ASSETS

2 outdoor parking spaces:
Ideal for vehicles or visitors.

Patio :
The generously sized terrace can also be used for sunbathing and relaxing.



parking spaces



Patio

OUR TEAM



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OUR SERVICES

PROPERTY VALUATION & SALE

A comprehensive, accurate and secure service

At Accordia Immo, we put our expertise to work for you when it comes to selling your property.

It all starts with a rigorous, no-obligation valuation, based on an in-depth analysis of the local market, the characteristics of your property and recent comparative data.

- We then accompany you through every stage of the sale:
Professional promotion (photos, videos, home staging)
- Targeted advertising on the best channels Visit management and buyer follow-up
- Negotiation and solvency checks
- Support right through to signing at the notary's office

Transparency, efficiency and results are the cornerstones of our approach. With Accordia Immo, you can sell with confidence.

MORTGAGE FINANCING

Defining the right financing is essential if you want to make your property project a reality. At Accordia Immo, we'll help you with every aspect of your mortgage.

- Personalised analysis of your financial situation
- Comparison of the best offers on the market
- Neutral and transparent advice
- Support right through to approval of your loan

Save time and money thanks to our network of banking partners and our local expertise.



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