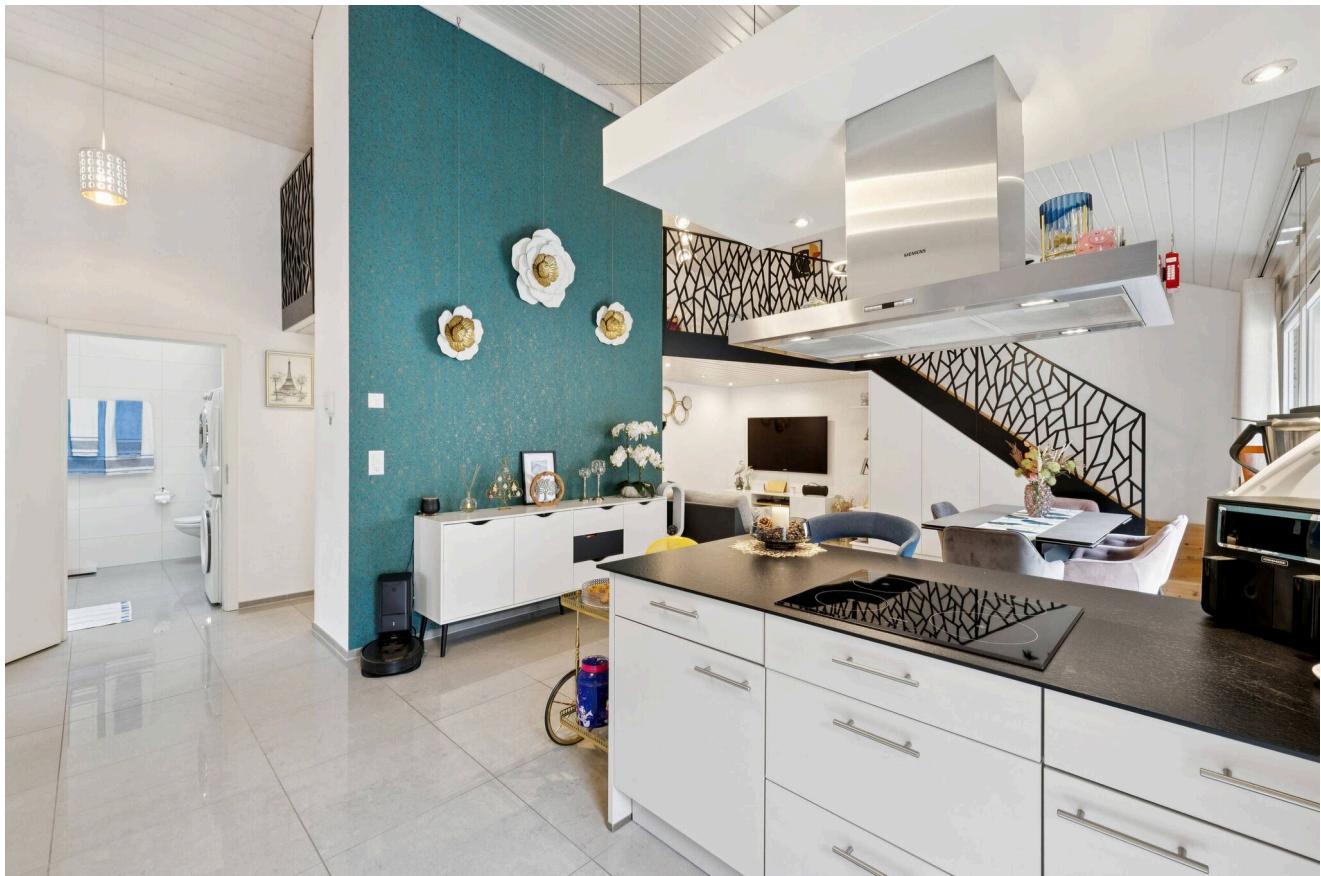


LES EVOUETTES



Comfortable 3.5-room penthouse - Large corner terrace and elevator

CHF 720'000.-

Parking place(s) included



3.5



2



~100 m²

n° ref. **034788**



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SITUATION AND DESCRIPTION

Exclusivity Switzerland Sotheby's International Realty!

Aux Eouettes, commune of Port-Valais, this **attic 3.5-room apartment like new** offers approx. **100 m² living space** (approx. **150 m² useful**), **large, bright spaces** and a **large corner terrace of approx. 40 m²**, ideal for enjoying the sunshine and views.

Located on the 3rd floor **of a recent residence with lift**, built in 2015 and regularly renovated, the apartment benefits from **premium comfort** with underfloor heating by heat pump, a fitted mezzanine, as well as a garage box, an outdoor parking space and a cellar.

its **calm** environment thanks to the bypass tunnel, **immediate proximity to the lake, mountain resorts**, the **Riviera**, and **quick access to the motorway**, make this property an ideal opportunity as a primary or secondary residence.

SURFACES

Living area	~ 100 m ²
Terrace surface	~ 40 m ²
Total surface	~ 150 m ²
Ceiling height	~ 2.7 m

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	2
Number of terraces	1
Location floor	3rd floor
Costs	CHF 4'700.-/year

ANNEXES

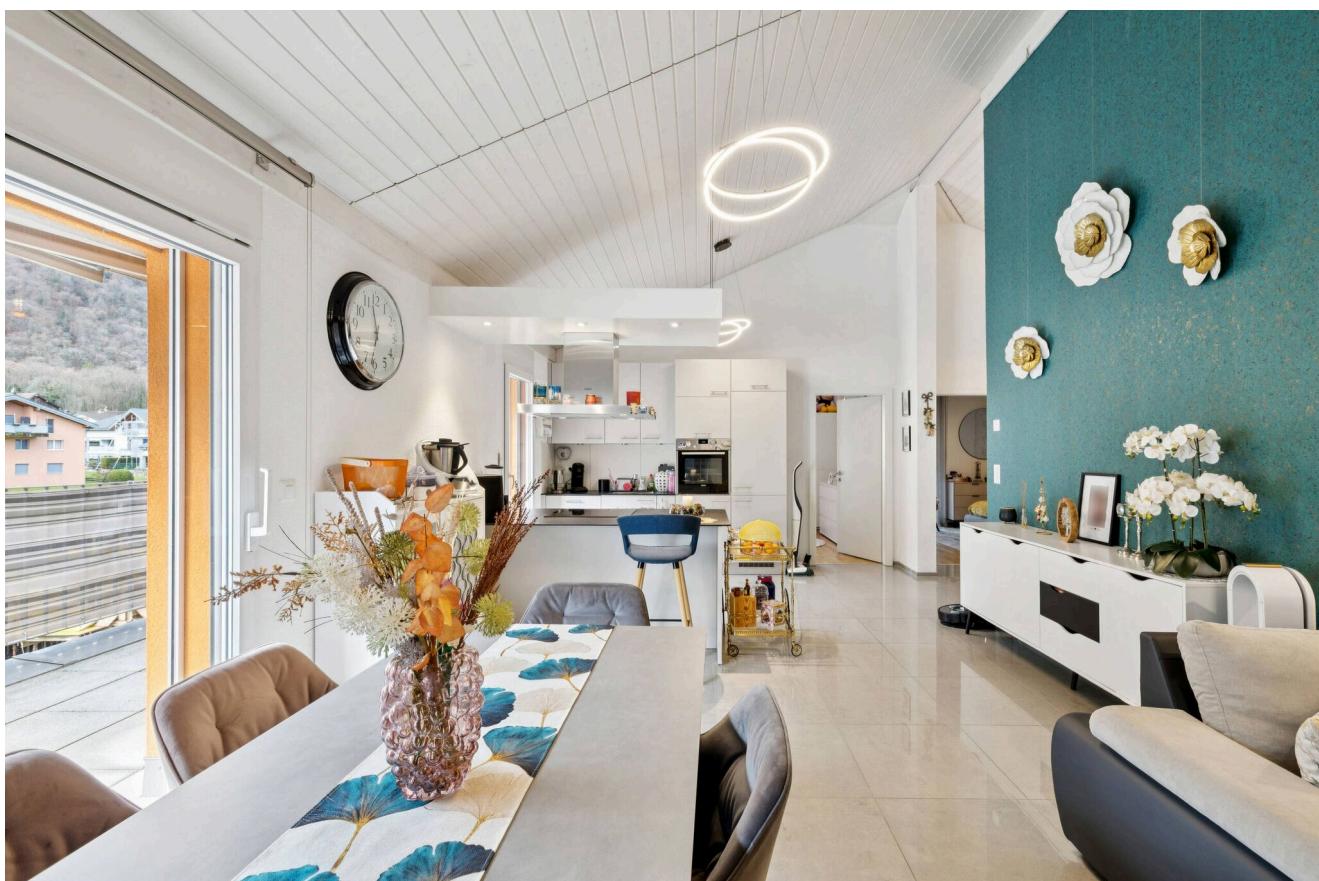
- Outside parking space
- Garage box
- Cellar

DISTANCES

Public transports	90 m
Primary school	4400 m
Stores	3900 m
Restaurants	110 m

DISTRIBUTION

- Entrance
- Living room
- Dining room
- Open kitchen
- Mezzanine
- 2 Bedrooms
- Bathroom with bath, shower and WC
- Separate WC
- Entrance with built-in wardrobes
- Large corner terrace



LOCATION

This penthouse enjoys a privileged location in Les Eouettes, a village in the commune of Port-Valais, in a quiet, residential environment.

Just a few minutes from Port-Valais' full amenities, Lake Geneva and motorway links, it perfectly combines accessibility and tranquillity.

The living environment is particularly appreciated for its proximity to the Vaud Riviera and mountain resorts, its pleasant sunshine and its unobstructed views over the plain and mountains.

A sought-after place to live, combining modern comfort, serenity and environmental quality.

CONSTRUCTION

Constructed in 2015, this building was built to recent standards, with modern design and quality materials.

The apartment features generous volumes, a functional layout and a large corner terrace harmoniously extending the living spaces.

It has undergone regular maintenance and ongoing improvements, including the creation of a mezzanine in 2019, the installation of built-in storage in 2023, as well as refreshed paintwork and an overhaul of the heat pump in 2025.

Today, the complex is in near-new condition, offering optimum comfort and excellent durability.

INFORMATION

Number of floors above ground	1
Year of construction	2015
Number of flats	8
Basements	1
Year of restoration	2025
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

NEIGHBOURHOOD

- Village
- Lake
- Beach
- Harbour
- Marina
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool

- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch
- Water park
- Religious monuments
- Medical home
- Doctor
- Near customs

OUTSIDE CONVENIENCES

- Terrace/s
- Parking
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Furnished
- Built-in closet
- Double glazing
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer

FINANCIAL DATA

Price

CHF 720'000.-

Availability

To be discussed

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- Dishwasher
- Bath
- Phone
- WiFi
- Interphone

FLOOR

- Tiles
- Laminated

CONDITION

- As new

ORIENTATION

- North
- West

EXPOSURE

- In the evening

VIEW

- Nice view
- Far view
- Lake

STYLE

- Modern





