

SAVIÈSE

Le Belvédère - 4.5-room penthouse with
exceptional view

CHF 2'150'000.-

Price of parking place(s) in addition



4.5



163.5 m²

n° ref. **043407.LR**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Perched in Drône, in the heart of the sought-after commune of Savièse, this **4.5-room penthouse** embodies elegance, comfort and the art of high-altitude living.

As soon as you take your first steps, you're struck by the **natural light** that bathes the premises thanks to a **south-facing exposure**, offering generous sunshine from morning to evening.

The living space revolves around **three bedrooms**, including a **sumptuous master suite**. Its **island bath**, facing the plain, invites relaxation in an intimate setting with a **spectacular view** that literally takes your breath away.

Outside, the dream continues: a **180 m² wooden terrace**. Imagine yourself, cup in hand, surrounded by loved ones, **enjoying the last rays of sunshine around**

a crackling fire, after spending the day in your **private outdoor pool**.

A rare luxury, a suspended moment out of time.

The property also combines **energy efficiency and sustainability**, thanks to a **modern heat pump**, guaranteeing eco-friendly comfort all year round.

SURFACES

Living area	163.5 m ²
Weighted Surface	233 m ²
Terrace surface	180 m ²
Surface ground floor	163.5 m ²

CARACTERISTICS

Number of rooms	4.5
Location floor	2nd floor

DISTANCES

Station	3564 m
Public transports	172 m
Freeway	3106 m
Nursery school	489 m
Primary school	2435 m
Secondary school	925 m
Secondary II school	3823 m
College / University	3559 m
Stores	1244 m
Cable car	8688 m
Airport	4500 m
Post office	1254 m
Bank	1208 m
Hospital	3330 m
Restaurants	1100 m
Park / Green space	515 m

DISTRIBUTION

Ground floor

These apartments feature private entrances via the elevator or via the shared stairwell through the carport.

An enclosed carport is fitted on the first floor for the attic to add a convenient touch to this prestigious residence.

2nd floor

Private access via elevator or stairwell

- Entrance hall with large walk-in closet
- Large 57m² living/dining room
- Access to 120m² partially covered terrace exposed 360° with dining area and private infinity pool (optional)
- 22m² master suite including en-suite bathroom
- 2 bedrooms of 11m² and 16m²
- Bathroom with laundry column

Basement

The attic features **2 parking spaces** in a **private closed box and two covered parking spaces**, located directly in the residence's garage. A rare comfort that guarantees **security, discretion and practicality on a daily basis**, in perfect continuity with the property's standing.



CONSTRUCTION

This attic is part of an exclusive **promotion of three apartments**, built in **traditional method**, in strict **respect of the rules of the art**. Each stage of the construction process is carried out with care by qualified local craftsmen, using **durable materials** and **proven techniques** to ensure comfort, quality and longevity. A construction designed to stand the test of time with elegance and solidity.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Mountains
- Fog-free
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Hiking trails
- Concert hall
- Religious monuments
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

- Visitor parking space(s)
- Swimming pool
- From road
- Built on a sloping hillside

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Box
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Unfurnished
- Built-in closet
- Connected thermostat
- Heating Access
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen
- Kitchen island
- Cooker/stove

FINANCIAL DATA

Price	CHF 2'150'000.-
Price park. int. ②	CHF 36'000.-
Box price ②	CHF 70'000.-
Total price	CHF 2'256'000.-
Availability	To be discussed

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- Ceramic glass cooktop
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Wine cooler
- American Fridge
- Built-in coffee machine
- Gas stove
- Connections for washing tower
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Electric car terminal
- Code door
- Videophone
- Outdoor lighting
- Home automation
- Water supply
- Power supply
- Shell construction
- full finishing

FLOOR

- At your discretion
- Steep

CONDITION

- New
- To build

ORIENTATION

- South

- East
- West

EXPOSURE

- Optimal
- All day

VIEW

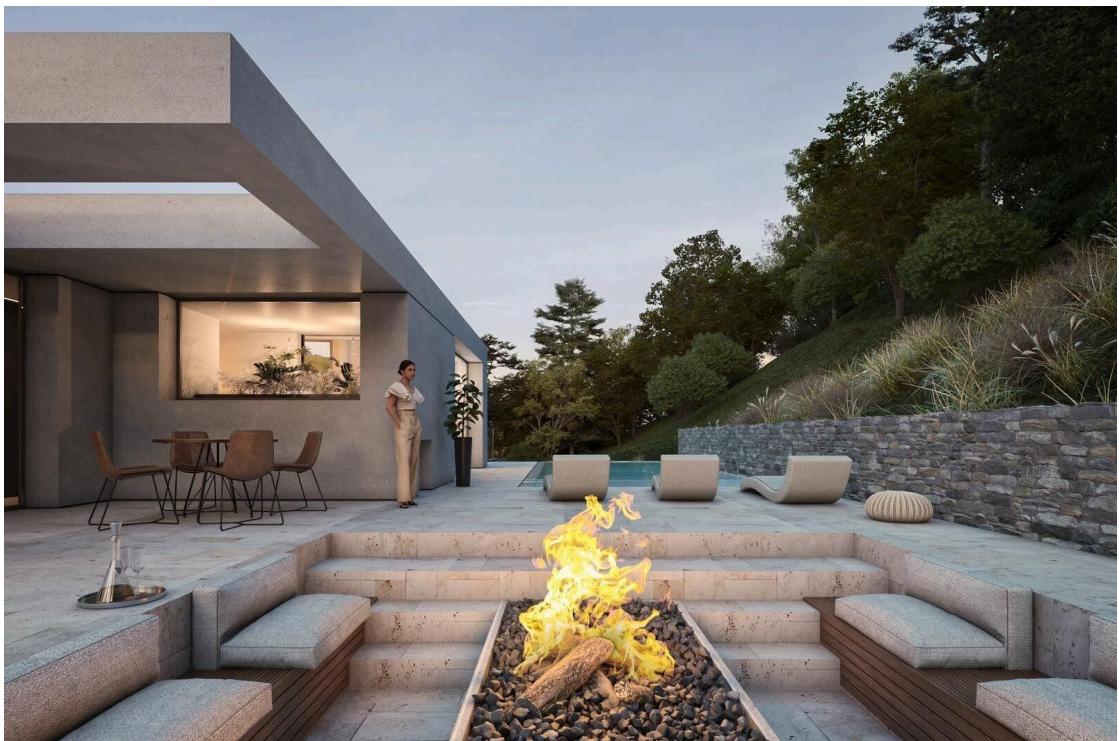
- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- With an open outlook
- Forest
- Mountains
- Alps

STYLE

- Modern



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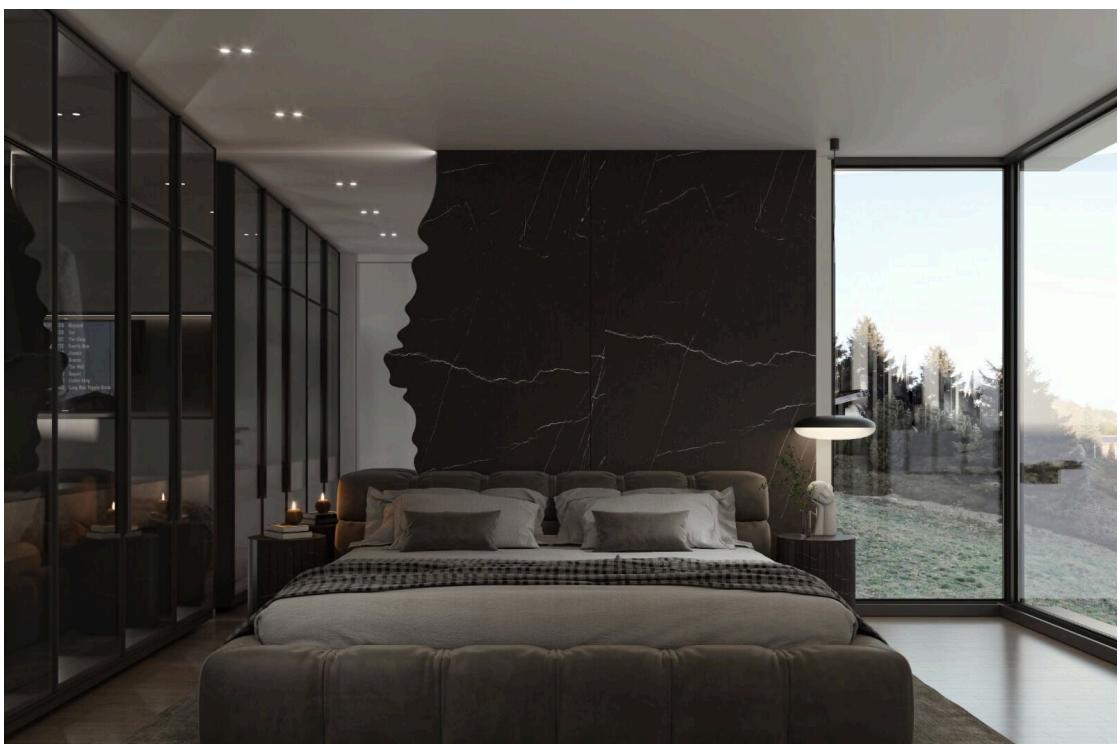


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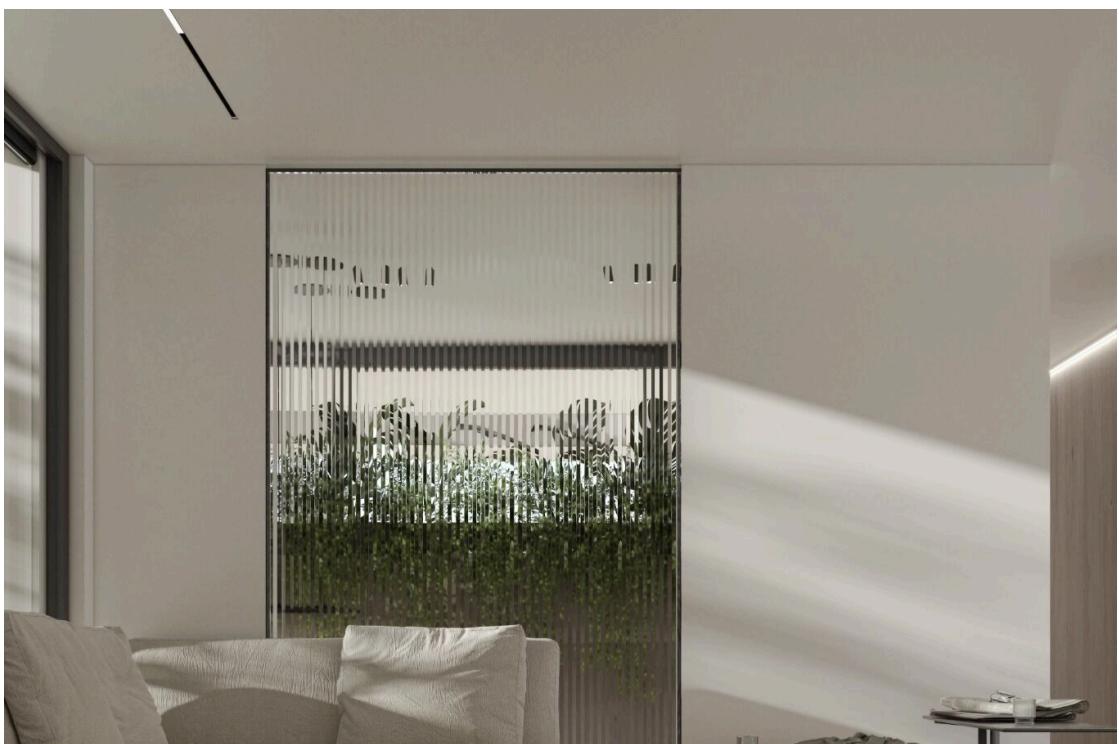
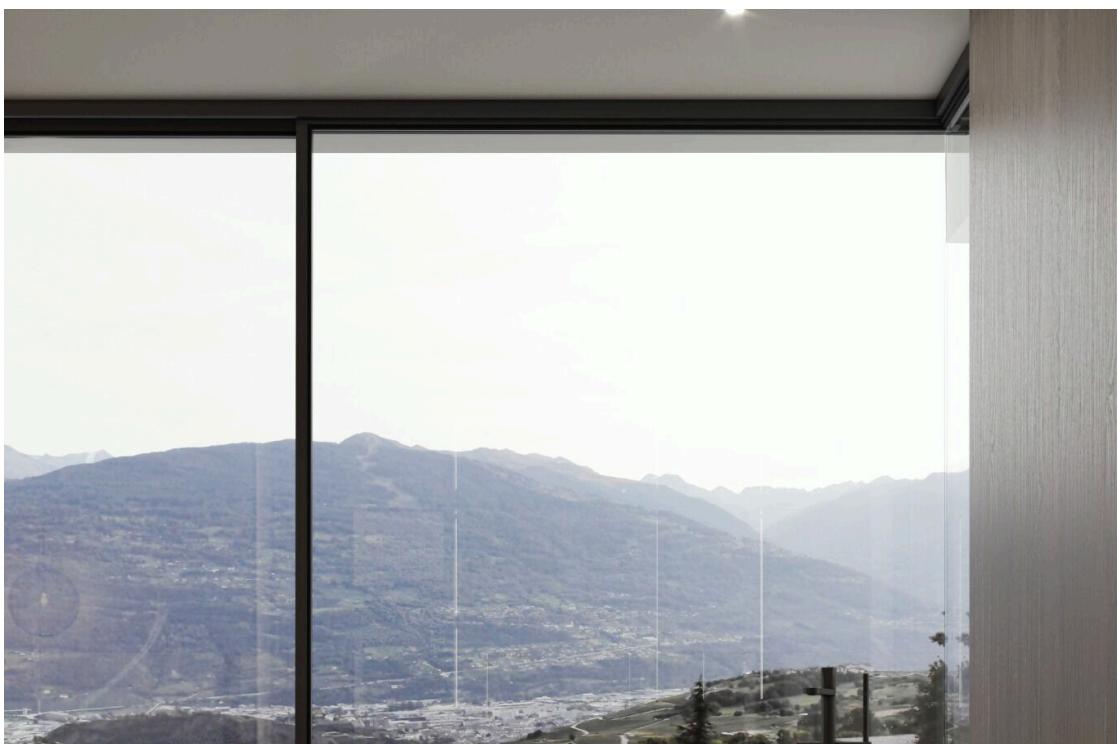
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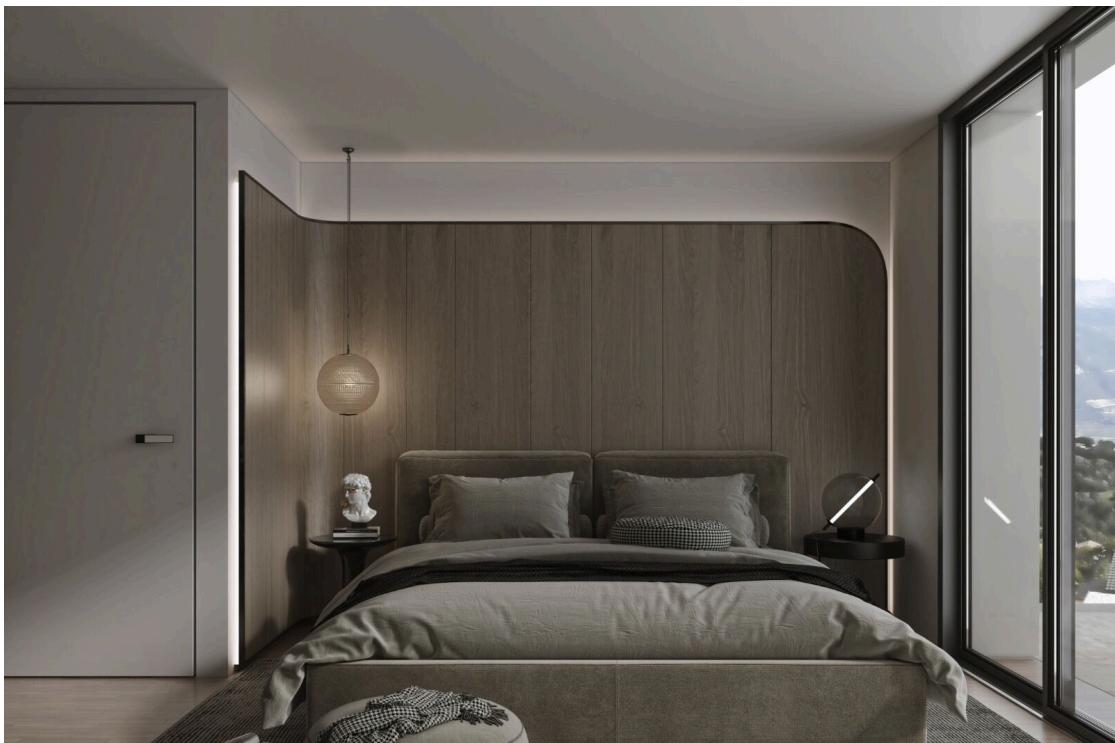
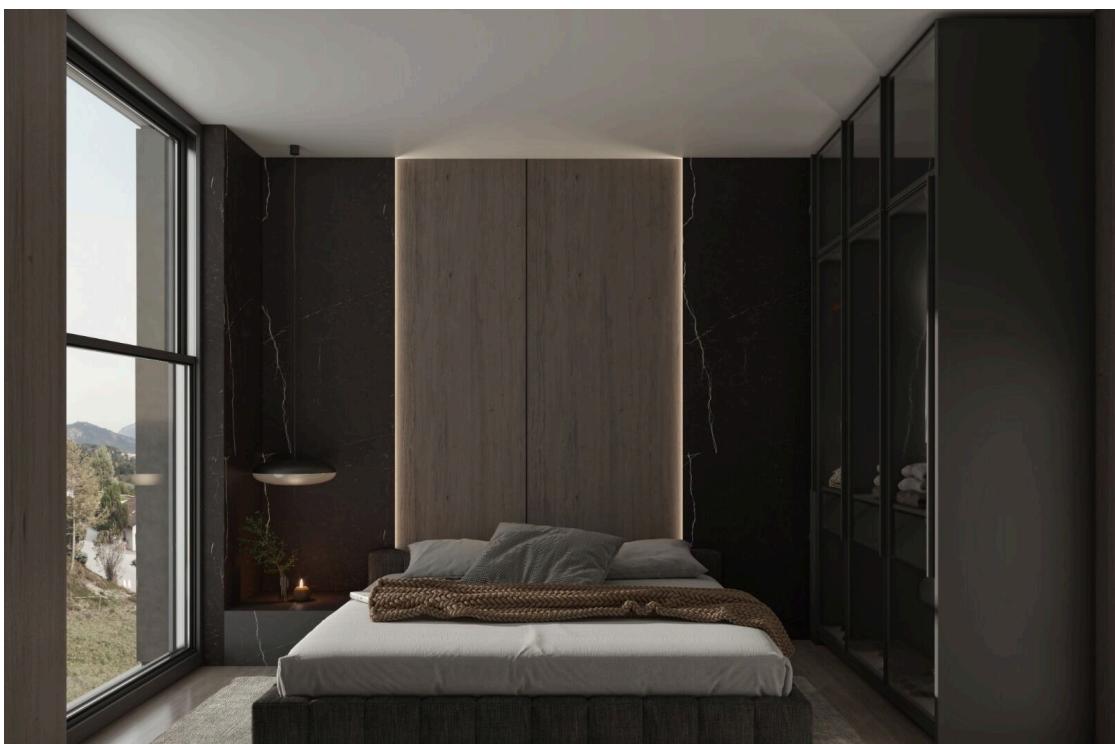


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