

# JONGNY



Beautiful lake view for this first floor on plan  
with choice of finish

**CHF 1'870'000.-**

Price of parking place(s) in addition



5



4



~151 m<sup>2</sup>

n° ref. **036575**



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## SITUATION AND DESCRIPTION

Set in a dominant position in a leafy residential area in the village of Jongny, this small condominium of just 3 flats enjoys a privileged location. A bus stop is just 7 minutes' walk from this development, known as "L'Écrin du Lavaux", so you can get around easily if you need to. The Collège de Jongny, where primary classes are taught, is around 3 minutes away by car. Vevey town centre is also a 10-minute drive away.

Located on the garden level, this beautiful flat with its contemporary finishes offers 150 m<sup>2</sup> of living space and is laid out in such a way as to take full advantage of the generous, light-filled rooms. It has a vast terrace of more than 100 m<sup>2</sup>, a 340 m<sup>2</sup> garden for exclusive use, and lovely views of the lake and surrounding mountains.

It should be noted that work is in progress, and the choice of materials is at the buyer's discretion, in line with the budget allocated in advance. Any alterations will be subject to additional charges. Delivery is scheduled for April 2024.

2 indoor parking spaces, one outdoor parking space and a cellar complete this property.

**SURFACES**

Living area	~ 151 m <sup>2</sup>
Weighted Surface	~ 187 m <sup>2</sup>
Garden surface	~ 340 m <sup>2</sup>
Terrace surface	~ 107 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Number of levels	1
Location floor	Ground floor

**ANNEXES**

- Cellar space
- 2 indoor parking spaces
- 1 outside parking space

**DISTANCES**

Public transports	489 m
Primary school	2212 m
Stores	1460 m
Restaurants	749 m

**DISTRIBUTION**

- Entrance hall with built-in cupboards
- Living/dining room
- Open kitchen with central island
- Bedroom with dressing room and en suite shower room
- 2 bedrooms
- Bedroom with en-suite shower room
- Bathroom with double washbasin



## CONSTRUCTION

The residence comprises 3 flats with 5.5 rooms and around 150 m<sup>2</sup> of living space, with a large 107 m<sup>2</sup> terrace/garden on the ground floor and a spacious 50 m<sup>2</sup> balcony on the upper floors. What's more, the ground-floor flat has plenty of privacy to guarantee its occupants peace of mind and optimum comfort.

The design of this architectural project has been carefully thought through to create attractive glazed areas, with generous exteriors oriented to make the most of the existing views. The features on offer are of the highest quality, with finishes of the highest standard.

Exterior features include boundary fencing, hedges and various ornamental plantings. Heating is via an air-water heat pump and is distributed through the floor. Solar panels have been installed on the roof to produce domestic hot water. All windows are fitted

with electric blinds, and a lift serves each level of the residence, as well as the underground car park.

## INFORMATION

Number of floors above ground	3
Year of construction	2024
Basements	1

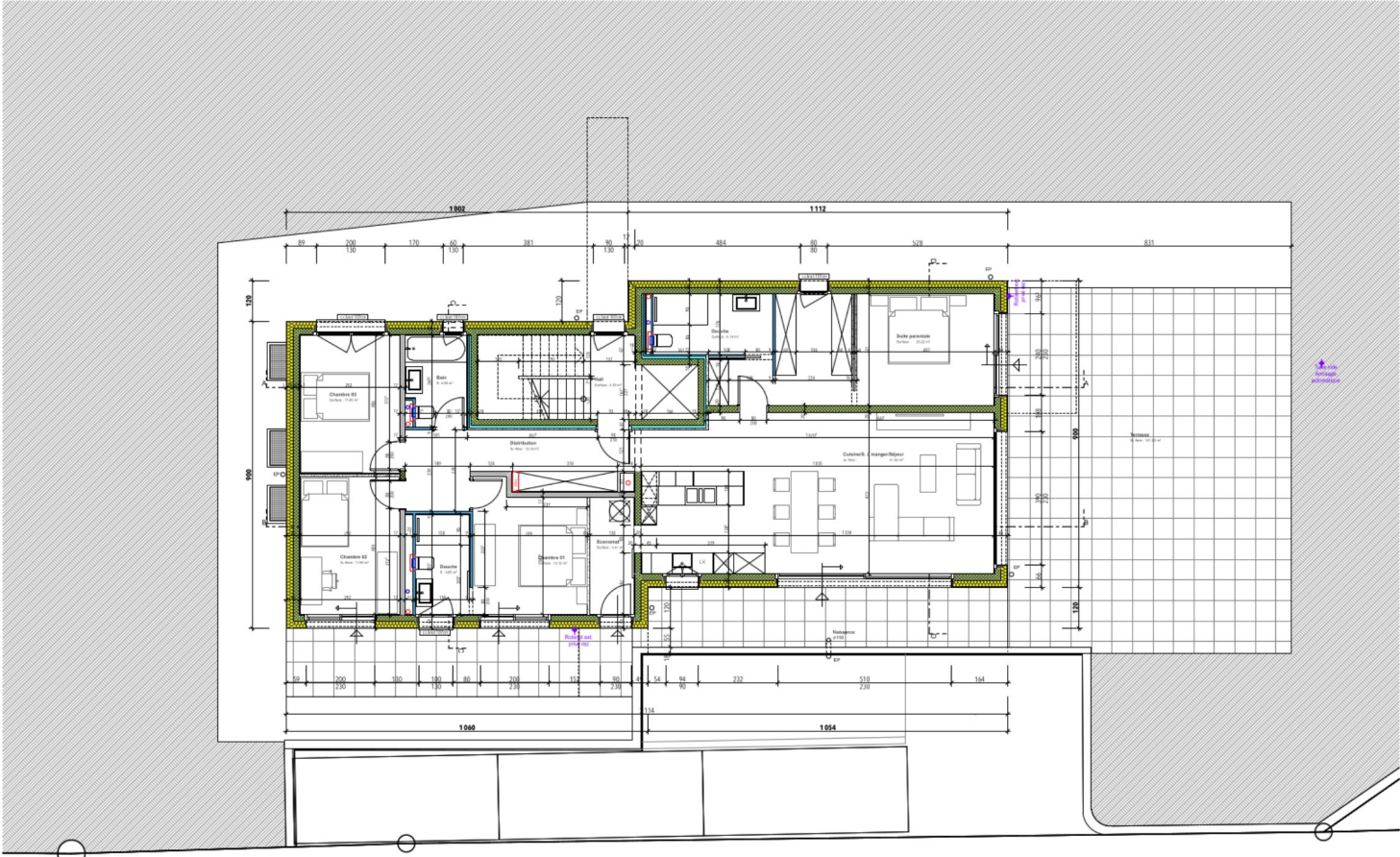
## FINANCIAL DATA

Price	CHF 1'870'000.-
Price park. int. ②	CHF 90'000.-
Total price	<b>CHF 1'960'000.-</b>
Availability	To be discussed
Judicial form	En PPE

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L'ECRIN DU LAVALUX