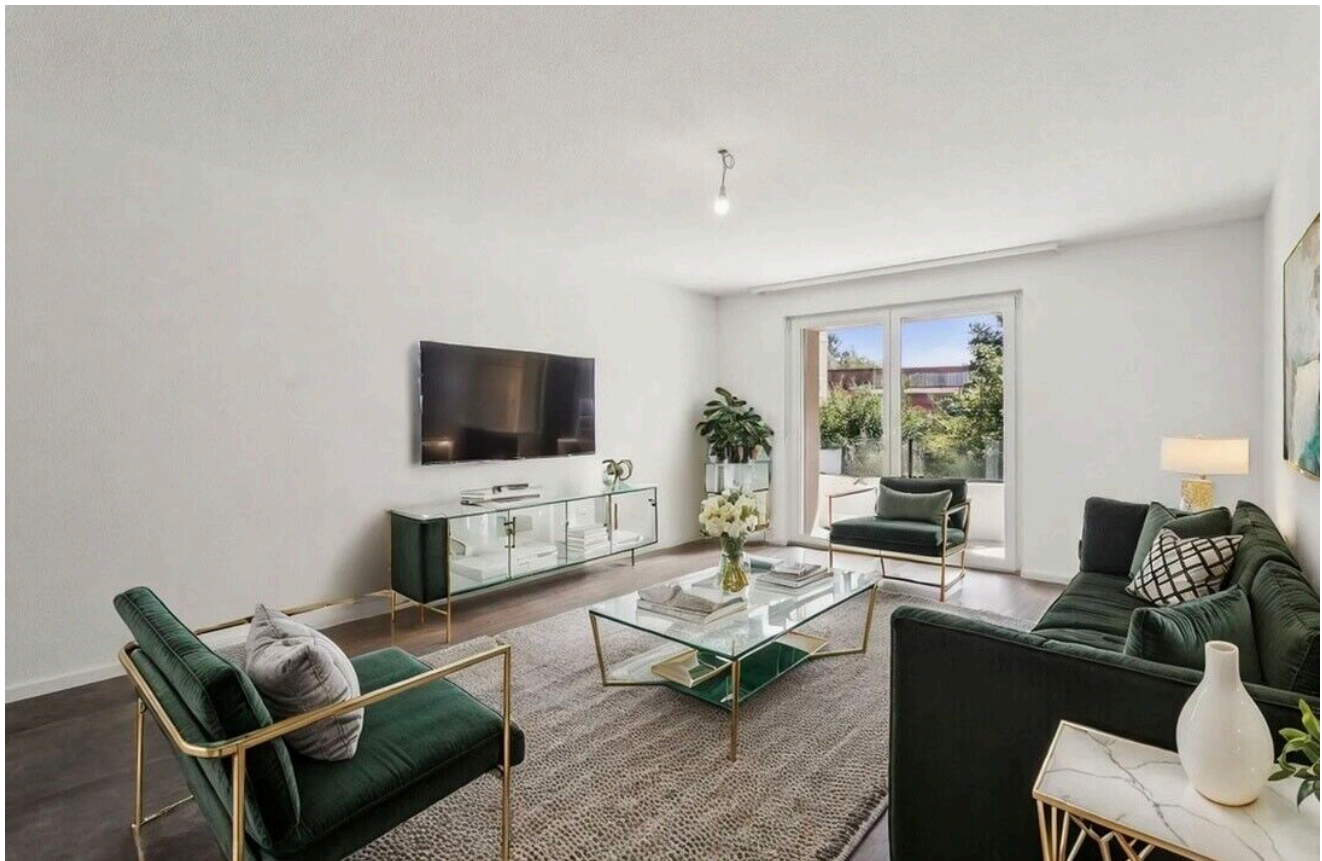


ESTAVAYER-LE-LAC



Estavayer-le-Lac - 4.5 rooms renovated with
terrace and lake view

CHF 730'000.-

Price of parking place(s) in addition



4.5



3



114 m²

n° ref. **042270D**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

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SITUATION AND DESCRIPTION

Located in the heart of Estavayer-le-Lac, a charming lakeside community renowned for its quality of life and rich historical heritage, this apartment enjoys an ideal location. Just a few steps from the SBB train station, it offers optimal accessibility for daily commuting, while benefiting from a quiet, well-kept neighborhood. All amenities - shops, schools, restaurants and services - are just a few minutes away, guaranteeing a comfortable lifestyle every day.

Completely renovated in 2025, the property captivates with its bright spaces and modern amenities. With a weighted surface area of around 114 m², it comprises a vast living room with open kitchen and meticulous finishes, extended by a terrace of around 15 m² offering a pleasant partial view of the lake. The 24 m² living room opens onto a south-facing balcony, creating a convivial space bathed in light. The night area features three comfortable bedrooms and

a shower room with walk-in shower and window.

The recently renovated building is equipped with a modern elevator and practical amenities, making it easy to get around on a daily basis. An external parking space, available at an additional cost of CHF 10,000, completes this property. This apartment combines the advantages of a peaceful setting, close to all amenities, with the charm of a renovated, bright apartment with a beautiful view of the lake and its privileged surroundings.

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SURFACES

Living area	114 m ²
Balcony Surface	5 m ²
Terrace surface	15 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	2
Location floor	1st floor
Costs	CHF 503.-/month

Switzerland

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INTERNATIONAL REALTY

INFORMATION

Year of construction	1986
Year of restoration	2025
Heating installation	Radiator
Heating system	Gas

PROXIMITY

- City centre
- Green
- Lake
- Harbour
- Shops/Stores
- Railway station
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Visitor parking space(s)
- Open kitchen

- Guests lavatory
- Cellar
- Built-in closet
- Bright/sunny
- With front and rear view
- With character

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- West

EXPOSURE

- Optimal
- Morning
- In the evening

FINANCIAL DATA

Price	CHF 730'000.-
Price park.ext ①	CHF 10'000.-
Total price	CHF 740'000.-
Availability	To be discussed

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www.switzerland-sothebysrealty.ch

VIEW

- Nice view
- Clear
- With an open outlook
- Lake
- Fields

STYLE

- Modern





