

GRANDVAUX



Unique location in the heart of Unesco World
Heritage!

CHF 690'000.-

Price of parking place(s) in addition



3.5



2



~59 m²

n° ref. **041702**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

This charming 59 m² apartment is located in the sought-after commune of Bourg-en-Lavaux, in the heart of the prestigious Lavaux region, a UNESCO World Heritage Site. Nestled in a spectacular setting, it offers breathtaking views of Lake Geneva and the mountains, guaranteeing an environment that is both peaceful and enchanting.

The apartment takes its place in a small building dating back to the XVIII century, consisting of just six units, giving it an authentic cachet and an intimate atmosphere. Surrounded by the region's emblematic terraced vineyards, it enjoys an idyllic living environment, ideal for lovers of nature and exceptional landscapes.

Currently rented for CHF 1,600 per month (including utilities and parking space), this property represents a great opportunity for both an investor and a future owner-occupier. As the lease has been terminated, the tenants will vacate the premises by September 30, 2026 at the latest.

As a complement, the apartment has an outdoor parking space, a cellar and a galetas, offering practical and functional storage space.

SURFACES

Living area	~ 59 m ²
Weighted Surface	~ 61 m ²
Balcony Surface	~ 4 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Location floor	1st floor
Service costs	CHF 340.-/month

DISTANCES

Public transports	255 m
Stores	986 m
Restaurants	281 m

DISTRIBUTION

- Two bedrooms
- Bathroom
- Living room
- Kitchen
- Balcony

Switzerland

Sotheby's
INTERNATIONAL REALTY

INFORMATION

Year of construction	1780
Year of restoration	2003
Heating installation	Radiator
Heating system	Gas

PROXIMITY

- Green
- Mountains
- Lake
- Vineyard
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Cellar
- Garret
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen

FLOOR

- Linoleum

CONDITION

- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day
- In the evening

VIEW

- Nice view
- Unobstructed
- Lake
- Mountains
- Alps

STYLE

- Rustic

FINANCIAL DATA

Price	CHF 690'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 705'000.-
Availability	To be discussed

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