

# ST-GINGOLPH



New waterfront promotion!  
Les Terrasses du Léman

**CHF 930'000.-**

Price of parking place(s) in addition



3.5



2



~99.1 m<sup>2</sup>

n° ref. **036815.**  
**I.037224D\_Lot**



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## SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Just 5 minutes from Le Bouveret, this new project currently under construction "Les Terrasses du Léman" comprises 4 new 3.5 and 4.5 room apartments between 113 m<sup>2</sup> and 142 m<sup>2</sup> weighted, nestled in St-Gingolph at the heart of a residence that majestically borders the shores of Lake Geneva.

In the morning, you can gaze out of your window at the breathtaking view over the sparkling waters of Lac Léman, with the Alpine peaks as a backdrop. This idyllic vision becomes reality and invites you to immerse yourself in a living environment where every detail has been carefully thought out for your well-being.

Each apartment is meticulously designed with superior quality materials to create a space that embodies modernity and comfort. Elegant finishes and brand-new fittings add a touch of refinement to

your everyday life. In addition to the sumptuous interior, you have the opportunity to benefit from a mooring space for your own boat, just down the road from your home.

Direct access to the lake offers unparalleled freedom for sailing enthusiasts or simply for those looking to recharge their batteries by the water.

Be among the first to seize this unique opportunity and become a homeowner now and move in at the end of 2025. Live in an apartment that truly reflects paradise and vacation, a place where every day transports you to a relaxed and fulfilled state of mind.

Your dream of lakeside living starts here!



**SURFACES**

Living area	~ 99.1 m <sup>2</sup>
Terrace surface	~ 87.9 m <sup>2</sup>
Surface ground floor	~ 112.7 m <sup>2</sup>
Total surface	~ 141.9 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of levels	1
Number of terraces	1
Location floor	Ground floor

**ANNEXES**

- 2 additional outdoor parking spaces
- Cellar

**DISTANCES**

Station	1665 m
Public transports	45 m
Primary school	2015 m
Stores	2135 m
Post office	2065 m
Bank	2005 m
Restaurants	1605 m

**DISTRIBUTION**

- Entrance hall
- Kitchen opening onto dining/living room
- Dining/living room with terrace access
- 2 bedrooms
- Bathroom/wc with laundry column connections
- Shower room/wc
- Terrace

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## LOCATION

Saint-Gingolph lies close to the French-Swiss border, on the south-eastern shore of Lake Geneva and on the Morge delta.

The commune is 17 kilometers east of Évian-les-Bains, 21 kilometers from Montreux, 22 kilometers from Monthey and 23 kilometers from Thonon-les-Bains. The Swiss municipalities bordering Saint-Gingolph are Port-Valais and Vouvry.

Offering an exceptional living environment, combining the tranquility of the mountains with the gentleness of life on the water's edge, Saint-Gingolph is ideally located between the majestic Lake Geneva and the Alpine peaks. This makes it a true jewel of the region.

Water sports enthusiasts will love the calm waters of Lac Léman, ideal for sailing, canoeing or simply a refreshing swim.

Saint-Gingolph is also rich in history and heritage. The remains of ancient fortifications are a reminder of its eventful past, while churches and chapels bear witness to its religious and cultural tradition.

## MUNICIPALITY

Residents and visitors alike are captivated by the natural beauty that surrounds this commune, offering breathtaking panoramas around every corner. What's more, it cultivates an art of living where conviviality and tradition blend harmoniously.

Education :

The commune has an elementary school center, next to the multi-purpose hall, inaugurated in September 2008. Previously, the school was housed in the château. As for secondary education, it participates

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in the Cycle d'orientation de Vouvry, with the communes of Port-Valais, Vouvry and Vionnaz.

Sports :

As for sports enthusiasts, they'll be spoilt for choice when it comes to burning off calories by running on the beach, hiking on marked trails, playing soccer on one of the two pitches or visiting the fully-equipped multi-purpose hall.

Events :

The main annual events :

- Carnarioule (Carnival)
- French national holiday
- Swiss national holiday
- Saint Laurent patron saint's day
- Round of the French-Swiss soapbox championship
- Chestnut Festival
- Brass band concerts

## CONSTRUCTION

Living spaces will be spacious and bright, with large bay windows letting in fabulous natural light. Floors will be tiled in the entrance hall, kitchen and bathrooms, and parquet in the bedrooms.

Radiator heating will be distributed via an air-to-water heat pump. Regulation will be automatic via an outdoor sensor. Windowless bathrooms will be ventilated.

Each lot will have its own hook-up to enable future owners to install their own laundry facilities.

As for terraces, purchasers will be able to choose a canvas awning from a pre-selected range of models.

The choice of building materials for the refurbishment of this building has focused on demanding, durable quality options.

**INFORMATION**

Number of floors	1
Year of construction	2025
Heating installation	Radiator
Heating system	Air to water heat pump

**NEIGHBOURHOOD**

- Lake
- Marina
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Hiking trails
- Museum
- Religious monuments
- Near customs

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Waterfront
- Parking
- Boat moor
- Ground level access

**INSIDE CONVENIENCES**

- Open kitchen
- Cellar
- Built-in closet
- Connected thermostat
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Electric blind

**FLOOR**

- At your discretion
- Tiles
- Parquet floor

**CONDITION**

- under construction

**ORIENTATION**

- North

**EXPOSURE**

- Good

**FINANCIAL DATA**

Price	CHF 930'000.-
Price park.ext @	CHF 30'000.-
Total price	<b>CHF 960'000.-</b>
Availability	15.12.2026

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## **VIEW**

- Nice view
- Clear
- Lake
- Mountains

## **STYLE**

- Modern





**Les Terrasses du Léman**  
*1898 St-Gingolph, CH*

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
-	044556	Exterior parking	-	-	-	-	-	-	Disabled

036815-A FOR SALE

A.01	036815-A.037223_Lot A.01	Condominium apartment	Ground floor	3.5	84.8 m <sup>2</sup>	59.5 m <sup>2</sup>	-	Sold
A.02	036815.I.037224D_Lot A.02	Condominium apartment	Ground floor	3.5	99.1 m <sup>2</sup>	87.9 m <sup>2</sup>	-	For sale
A.03	036815.I.037225_Lot A.03	Condominium apartment	1st floor	4.5	141.3 m <sup>2</sup>	103 m <sup>2</sup>	-	Sold
A.04	036815.I.037226	Condominium apartment	2nd floor	4.5	95.2 m <sup>2</sup>	-	15.6 m <sup>2</sup>	Sold

Parking places:

10 outdoor parking spaces are available, 2 mandatory for each lot, in addition to the selling price at CHF 15,000/unit. 2 outdoor parking spaces are also available at an additional cost of CHF 10,000/unit, due to the difference in location. There are also 4 boat moorings (easements) and allocated cellars.

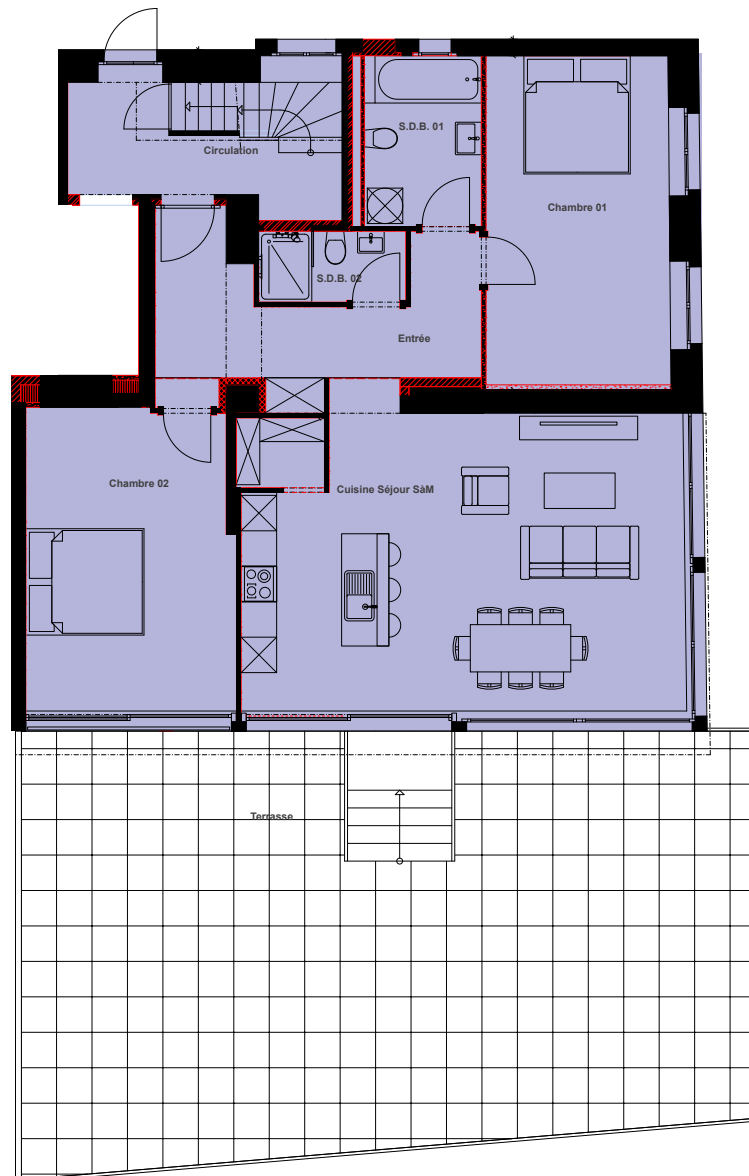
Surface calculation method:

According to the USPI method, lot surfaces are included within the rough walls of facades and separations between apartments/staircases. Balconies are counted as half and terraces as a third.

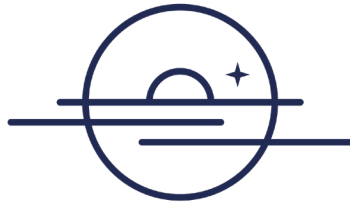


## Les Terrasses du Léman

Saint-Gingolph



Étage	Lot	Nombre de pièces	Orientation	Surface brute habitable	Terrasse	Surface de vente brute
Rez	A.02	3.5	Nord	112.7 m <sup>2</sup>	87.87 m <sup>2</sup>	141.94 m <sup>2</sup>



## Les Terrasses du Léman

Saint-Gingolph

### SOUS-SOL

