

ST-PREX



A rare privilege on the shores of Lake Geneva

Price upon request



7



4



280 m²

n° ref. **045933**



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SITUATION AND DESCRIPTION

La Moraine au Lac is one of those exceptional, rare and unspoilt locations, unknown to the general public. Located between Geneva and Lausanne, this top-quality residence boasts a unique lakeside location facing the Alps, in a calm, secure setting that's totally out of sight.

The apartment, with around 280 m² of living space, offers incomparable comfort: a large living room on the west side, a kitchen and a family room on the east side, both extended by spacious 180 m² panoramic terraces, with fireplaces to take full advantage of the spectacular views. The night area comprises four bedrooms with four bathrooms, including a master suite with dressing room and en-suite bathroom.

This exceptional property also includes:

- Sauna with shower
- Large air-conditioned wine cellar for around 400 bottles
- Three cabins in the boat house for nautical equipment (sails, boards, paddles...)
- Three private moorings in the residence's harbor
- Six secure parking spaces, including two with storage rooms for skis, golf, etc., all equipped with electric vehicle charging stations
- Fully equipped laundry room

SURFACES

Living area	280 m ²
Terrace surface	180 m ²

- Dining room
- Master suite with dressing room and bathroom
- Visitor WC

CHARACTERISTICS

Number of rooms	7
Number of bedrooms	4
Number of bathrooms	4
Number of terraces	2
Location floor	Ground floor
Communal tax	59 %

ANNEXES**Club House and annexes**

For the comfort of residents, the club house includes changing rooms and showers, reception rooms for around 50 people with fireplaces, a kitchen and a lakeside terrace. A pontoon and private beach complete this space, offering a unique lakeside experience.

This property is a haven of tranquility and luxury, combining security, privacy and exceptional amenities, in one of the most sought-after settings on Lake Geneva.

DISTANCES

Public transports	793 m
Primary school	4565 m
Secondary school	4386 m
Stores	801 m
Bank	756 m
Restaurants	412 m

DISTRIBUTION**East part**

- 3 bedrooms and 2 bathrooms, including one suite
- Large living room with open kitchen and central island
- Terrace of 180m²

West Part

- Large living room/library

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MUNICIPALITY

Saint-Prex, located on the shores of Lake Geneva between Geneva and Lausanne, seduces with its exceptional natural setting and quality of life. The historic village, with its picturesque lanes and landscaped lakeside, retains all the typical charm of the communes of Vaud, while offering easy access to major cities.

Saint-Prex combines tranquillity, nature and water sports activities, with its lakeside promenades, marina and green spaces. Schools, shops and local services guarantee modern living comfort, while the unspoilt environment allows you to take full advantage of the panoramic views over Lake Geneva and the Alps.

The commune is particularly prized for those seeking a peaceful, elegant and strategic residential setting, close to urban centers and international infrastructures.

CONSTRUCTION

La Moraine au Lac was built in 2005 to the highest standards of contemporary architecture. Every detail has been thought out to offer discreet, refined luxury, combining noble materials and high-quality finishes.

The residence benefits from a modern, sustainable structure, with generous spaces, panoramic terraces and optimal orientation to enjoy the sun and views of the lake and the Alps. The materials used, from precious woods and natural stone to glass and steel, give the complex a timeless elegance and exceptional comfort, while guaranteeing durability and performance. The entire construction reflects a high-end approach, where contemporary design, natural light and excellent materials combine to create a unique living environment on the shores of Lake Geneva.

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INFORMATION

Year of construction	2005
Basements	2
Year of restoration	2020
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Park
- Lake
- Beach
- Harbour
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Bike trail
- Soccer pitch
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Quiet
- Waterfront
- Covered parking space(s)
- Visitor parking space(s)
- Sauna
- Boat moor

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Pantry
- Wine cellar
- Sauna
- Furnished
- Fireplace
- Double glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

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- Warming drawer
 - Fridge
 - Freezer
 - Dishwasher
 - Wine cooler
 - Washing machine
 - Dryer
 - Private laundry
 - Shower
 - Bath
 - Optic fiber
 - Alarm
 - Interphone
 - Code door
 - Videophone
 - Oversee camera
 - Caretaker
 - Electric gate
 - Outdoor lighting
- Alps

FLOOR

- Parquet floor
- Stone

CONDITION

- As new

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Far view
- Unobstructed
- With an open outlook
- Lake
- Garden
- Mountains



