

# CORSEAUX



Spacious garden level with lake view and top-of-the-range finishes

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**CHF 1'320'000.-**

Price of parking place(s) in addition



2.5



1



~90 m<sup>2</sup>

n° ref.

**5799084\_045486**



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## SITUATION AND DESCRIPTION

In absolute calm, this spacious, bright 2.5-3.5-room apartment is located in the charming commune of Corseaux, in a peaceful, residential neighborhood away from all nuisances. Vevey town center and its many amenities can be reached in just 5 minutes by car. A bus stop is ideally located less than 50 meters from the complex.

As for the Corseaux-Cornalles train station, it can be reached in just a few minutes on foot.

Thanks to its exposure and numerous bay windows, this 114.5 m<sup>2</sup> apartment enjoys plenty of natural light throughout the day. Resolutely modern, the materials used in its design in 2015 are uncluttered and of very high quality (triple glazing, solar panels, electric blinds).

The kitchen, completely redesigned, benefits from quality fixtures and fittings. The living room has been

completely redesigned, offering a vast amount of space.

**It should be noted that it would be entirely possible to reconstitute the original distribution (3.5 p) by creating a second bedroom,** depending on everyone's needs.

Externally, its spacious 70 m<sup>2</sup> terrace and 240 m<sup>2</sup> garden will enable you to enjoy moments of absolute relaxation, with panoramic views of the lake and surrounding mountains.

Heating is gas-fired, with underfloor heat distribution.

A cellar and 2 indoor parking spaces round off the property nicely. Numerous visitor parking spaces are available to co-owners.

## **SURFACES**

Living area	~ 90 m <sup>2</sup>
Weighted Surface	~ 114.5 m <sup>2</sup>
Garden surface	~ 240 m <sup>2</sup>
Terrace surface	~ 70 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	2
Location floor	Garden floor
Costs	CHF 690.-/month

## **ANNEXES**

- Cellar
- 2 indoor parking spaces
- Spacious common room

## **DISTANCES**

Station	239 m
Public transports	61 m
Restaurants	555 m

## **DISTRIBUTION**

- Spacious entrance hall with wall cabinets
- Living room with access to the outside
- Dining room open onto the terrace
- Fully equipped kitchen with access to the terrace
- Large bedroom with built-in wardrobes and en suite bathroom
- Shower room with bathtub, double washbasin, wc and laundry column



## REMARKS

It's important to point out that the apartment can easily be converted into a 3.5-room apartment. What's more, all rooms have the advantage of exterior access.

## INFORMATION

Year of construction 2015  
Heating installation Floor  
Heating system Gas

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Mountains
- Lake
- Vineyard
- Residential area
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Covered parking space(s)
- Garage

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Underground car park
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Triple glazing
- Bright/sunny
- Natural light

## EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Private laundry
- Shower
- Bath
- Electric blind
- Alarm
- Interphone
- Home automation

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## FINANCIAL DATA

### Price

CHF 1'320'000.-

### Price park. int. ②

CHF 80'000.-

### Total price

**CHF 1'400'000.-**

### Availability

To be discussed

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## ORIENTATION

- South
- West

## EXPOSURE

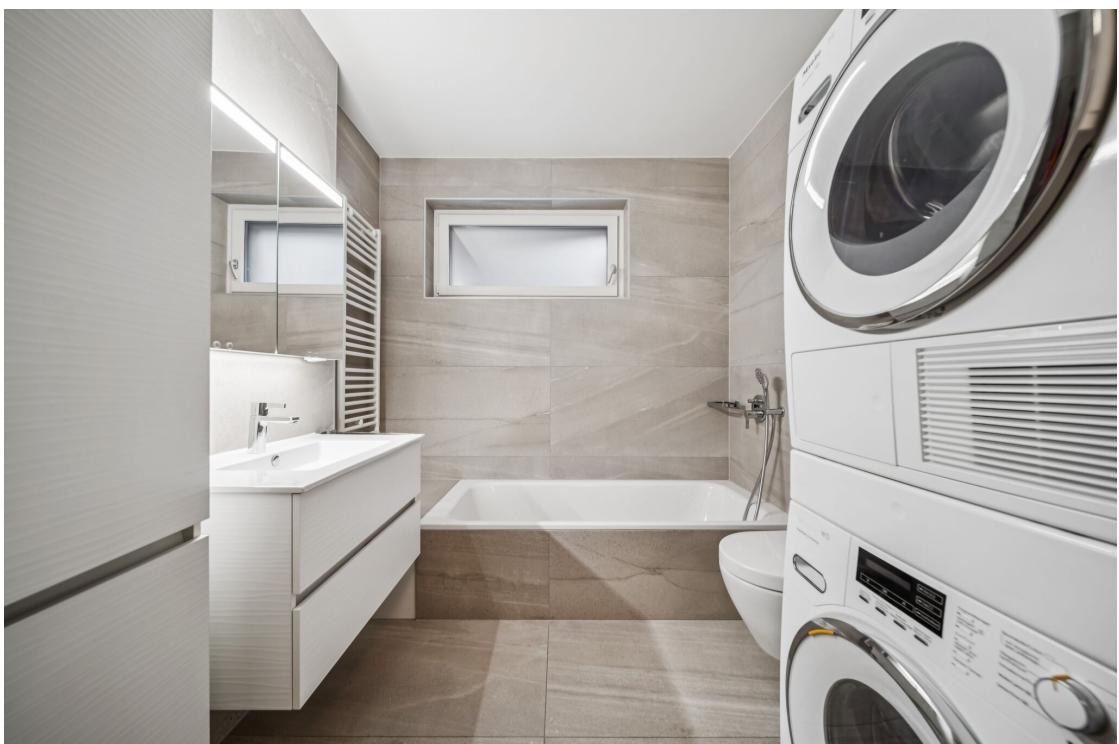
- Optimal
- All day

## VIEW

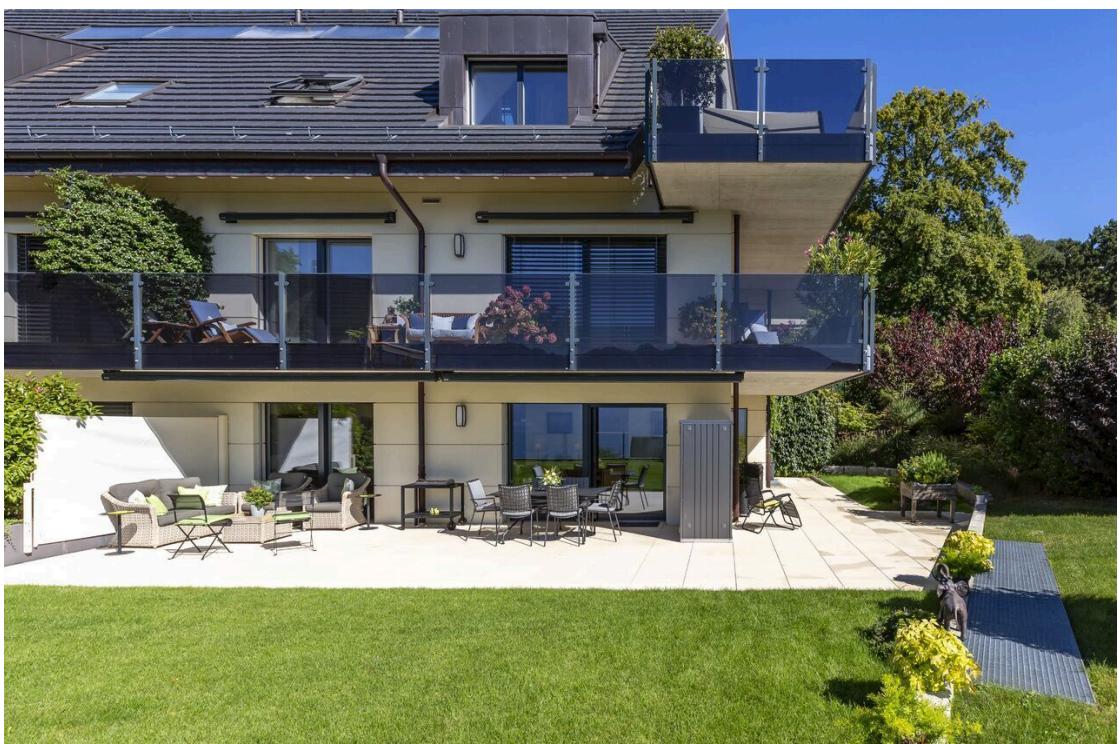
- Clear
- Lake
- Garden
- Mountains
- Alps







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