

GRANDVAUX



Grandvaux - Bright duplex with exceptional
view

CHF 1'820'000.-

Price of parking place(s) in addition



4.5



3



140 m²

n° ref. **046574**



Switzerland | Sotheby's International Realty

Ruelle de Midi 2, 1040 Echallens

Damien Breton

+41 79 860 78 19

damien.breton@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Beautiful apartment with exceptional views of vineyards, lake and mountains, a rare property that will appeal to lovers of light, space and tranquility. The building is currently benefiting from major work to improve its energy efficiency.

The apartment is spread over two levels and benefits from a functional layout. On the first floor, the spacious, bright living room opens onto a balcony, ideal for taking full advantage of the panoramic views. The fully-equipped kitchen also offers outside access and a direct view of the vineyards. This level includes a bedroom, a large shower room and a practical storeroom with private laundry.

Upstairs, two walk-through bedrooms offer generous volumes and optimal light. One of these rooms has a private balcony, perfect for contemplating the lake and vineyards. A second bathroom completes this

level, ensuring comfort and privacy for all occupants.

The apartment is complemented by a cellar, a garage box available in addition for CHF 50'000.- as well as an outdoor parking space for CHF 30'000.-.

Located in a quiet, residential area, this property represents a unique opportunity for lovers of nature and tranquility. It harmoniously combines modern comfort, light, space and exceptional views.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	140 m ²
PPE surface	160 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	2nd floor

DISTANCES

Public transports	170 m
Primary school	3300 m
Stores	939 m
Restaurants	273 m

INFORMATION

Year of construction	1972
Year of restoration	2006
Heating installation	Radiator
Domestic water heating system	Solar
Heating system	Fuel oil

PROXIMITY

- Lake
- Restaurant(s)
- Railway station

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Eat-in-kitchen
- Guests lavatory
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Private laundry
- Shower
- Interphone

FLOOR

- Parquet floor

ORIENTATION

- South
- East

EXPOSURE

- Optimal

VIEW

- Unobstructed
- Lake
- Mountains

FINANCIAL DATA

Price	CHF 1'820'000.-
Price park.ext ①	CHF 30'000.-
Box price ①	CHF 50'000.-
Total price	CHF 1'900'000.-
Availability	To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.













