

# LUTRY



Beautiful apartment at La Conversion with lake view.

**CHF 1'290'000.-**

Price of parking place(s) in addition



3.5



2



116 m<sup>2</sup>

n° ref.

**5907073\_042251**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausanne

**Léa Ventura**

+41 79 758 88 77 - Fax +41 21 781 01 00

lea.ventura@swsir.ch



## SITUATION AND DESCRIPTION

This beautiful apartment, located in La Conversion, offers views of Lake Geneva and the Alps. Privileged location in an area just a few steps from La Conversion train station, Lutry village and its shops.

Located on the 1st floor, this spacious, bright apartment with an interior surface area of 125 m<sup>2</sup> extends onto a southwest-facing terrace planted with trees, and benefits from a beautiful view of the green spaces.

The interior features an entrance hall with built-in cupboards, a bright living room with a veranda giving access to the garden, a closed kitchen.

The night area comprises two bedrooms, two bathrooms, a large laundry room that could be converted into an additional bedroom or an office.

A cellar as well as a covered parking space and an outdoor parking space complete this rare property ideal for a couple.

**SURFACES**

Living area	116 m <sup>2</sup>
Useful surface	125 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	1st floor

**DISTANCES**

Public transports	42 m
Primary school	2545 m
Stores	569 m
Restaurants	456 m

**INFORMATION**

Year of construction	1988
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**PROXIMITY**

- Village
- Villa area
- Green
- Park
- Mountains
- Lake
- Vineyard
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Greenery
- Storeroom

**INSIDE CONVENIENCES**

- Lift/elevator
- Eat-in-kitchen
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Private laundry

**FLOOR**

- Tiles

**FINANCIAL DATA**

<b>Price</b>	CHF 1'290'000.-
<b>Price park. int.</b> ①	CHF 40'000.-
<b>Price park.ext</b> ①	CHF 25'000.-
<b>Total price</b>	<b>CHF 1'355'000.-</b>
<b>Availability</b>	To be discussed

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