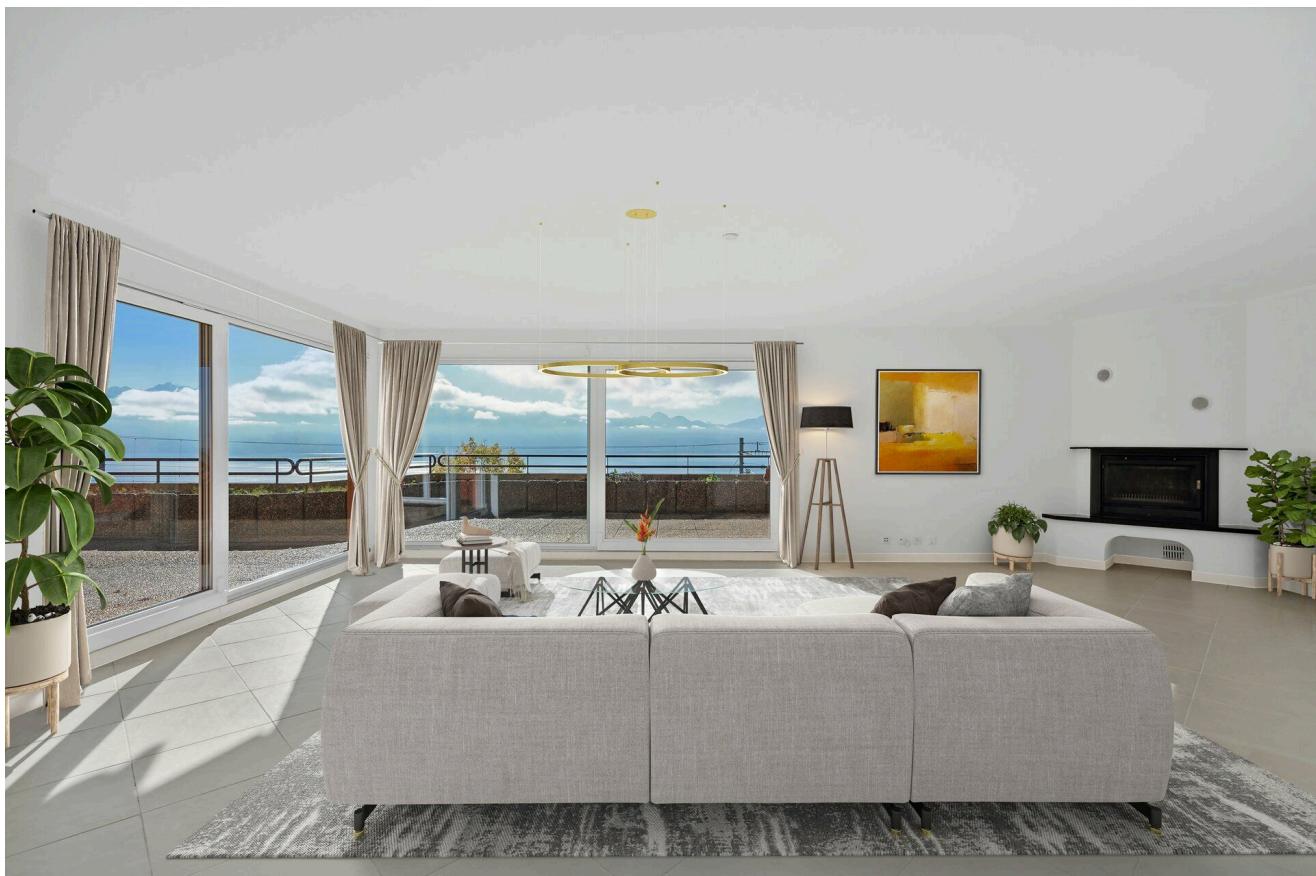


# LA CONVERSION



Bathed in light, superb apartment with lake view

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**CHF 2'100'000.-**

Price of parking place(s) in addition



4.5



3



~160 m<sup>2</sup>

n° ref. **034891**



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## SITUATION AND DESCRIPTION

Located in a residential area in the heights of Lutry, this beautiful apartment enjoys a green setting and breathtaking views of Lake Léman and the Lavaux vineyards.

On the second floor of an 8-lot residence with elevator-funicular, it has been very well maintained and renovated over the years.

With a night area well separated from the rest of the apartment, it would be ideal for a family looking for generous living space. It features a closed kitchen and a large living room with dining area, as well as three bedrooms and two shower rooms, one of which is en suite, and a sanarium. It benefits from plenty of natural light thanks to its large windows and bay windows, as well as its south-facing aspect. The pleasant exterior features a large terrace of over 100m<sup>2</sup> and a small garden.

The apartment offers modern features such as double-glazed windows, fiber optics, individual reversible heat pump (heating and air-conditioning system), alarm and electric blinds.

Lutry's rich local life and main amenities are less than 3km away. The TI no. 68 bus stop is 450 m away and serves the Lutry and La Conversion SBB stations, as well as the southern part of the commune. By car, motorways are within easy reach at 1.5km.

For children, all levels of compulsory schooling are covered by the commune's various secondary schools.

Numerous communal areas are available in the building (bike room, storage space), as well as private to the apartment: a cellar, a laundry room and a large storage area.

Two covered outdoor parking spaces and a garage box with two charging points for electric vehicles and opening via Bluetooth are offered with the apartment, in addition to the sale price.

## SURFACES

Living area	~ 160 m <sup>2</sup>
Weighted Surface	~ 200 m <sup>2</sup>
Garden surface	~ 30 m <sup>2</sup>
Terrace surface	~ 106 m <sup>2</sup>
Useful surface	~ 206 m <sup>2</sup>

- Small garden

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	1
Location floor	2nd floor
Costs	CHF 700.-/month

## DISTANCES

Public transports	154 m
Primary school	413 m
Secondary school	413 m
Stores	397 m
Restaurants	395 m

## DISTRIBUTION

Day area :

- Entrance hall with checkroom and built-in cupboards
- Separate WC
- Enclosed, fully-equipped kitchen
- Dining area with outside access
- Living room with wood-burning fireplace
- Laundry room /technical room
- Available with storage space

Night area :

- Distribution corridor
- Two bedrooms with access to terrace
- Shower room with WC
- Sanarium
- Bedroom with dressing area and en suite bathroom with shower, access to terrace

Outdoor areas :

- Terrace with shed

## INFORMATION

Year of construction	1985
Year of restoration	2023
Heating installation	Floor
Heating system	Heat pump, Free cooling

- Fireplace
- Double glazing

## EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Alarm

## PROXIMITY

- Green
- Mountains
- Lake
- Vineyard
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Storeroom
- Covered parking space(s)
- Box

## INSIDE CONVENIENCES

- Guests lavatory
- Cellar
- Sauna

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## ORIENTATION

- South
- East

## EXPOSURE

- Good
- All day

## VIEW

- Clear
- Lake
- Mountains

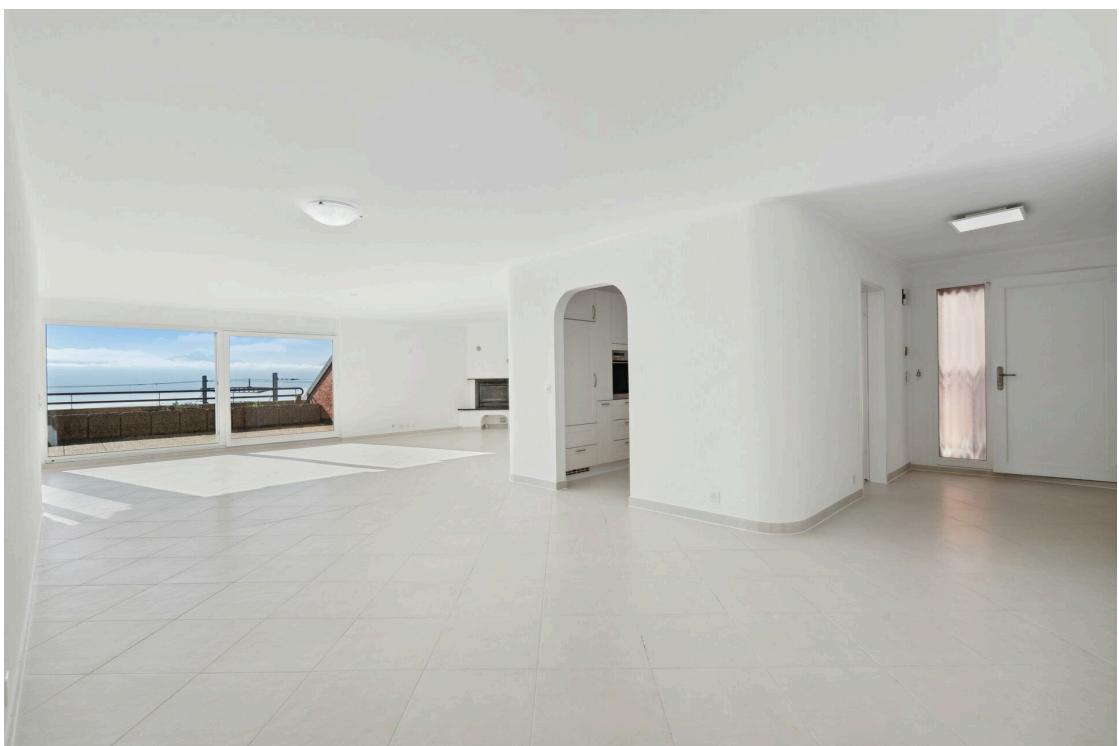
## FINANCIAL DATA

<b>Price</b>	CHF 2'100'000.-
<b>Price park.ext ②</b>	CHF 40'000.-
<b>Box price ①</b>	CHF 50'000.-
<b>Total price</b>	<b>CHF 2'190'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	PPE

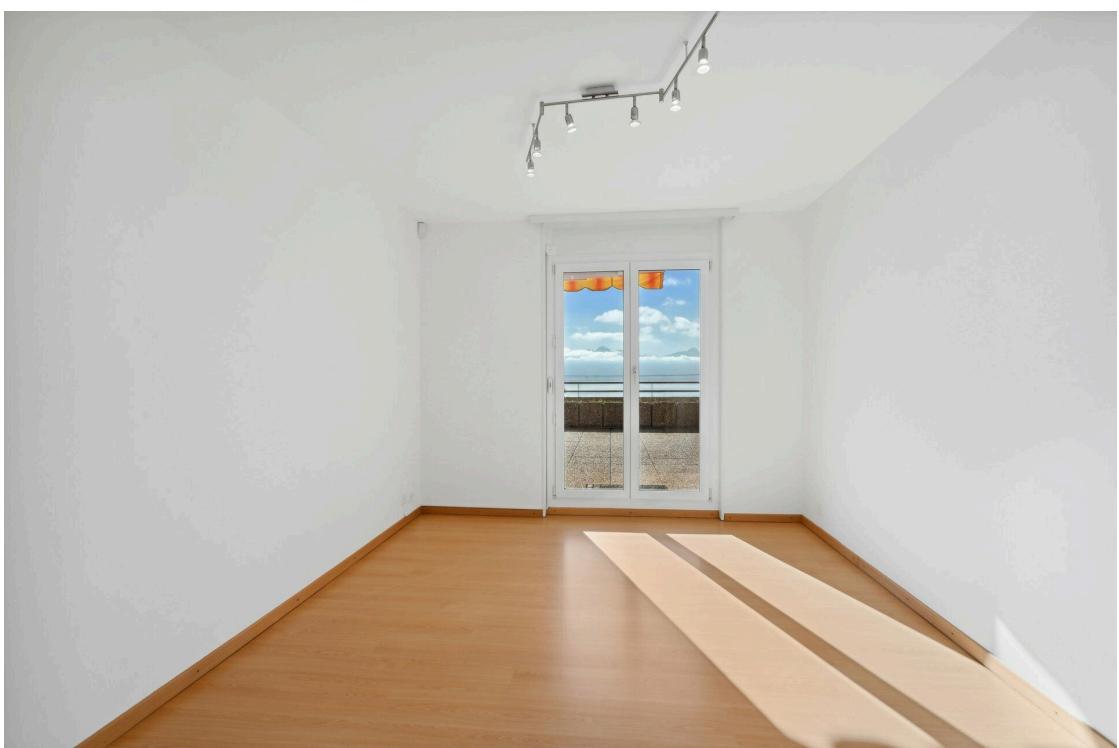
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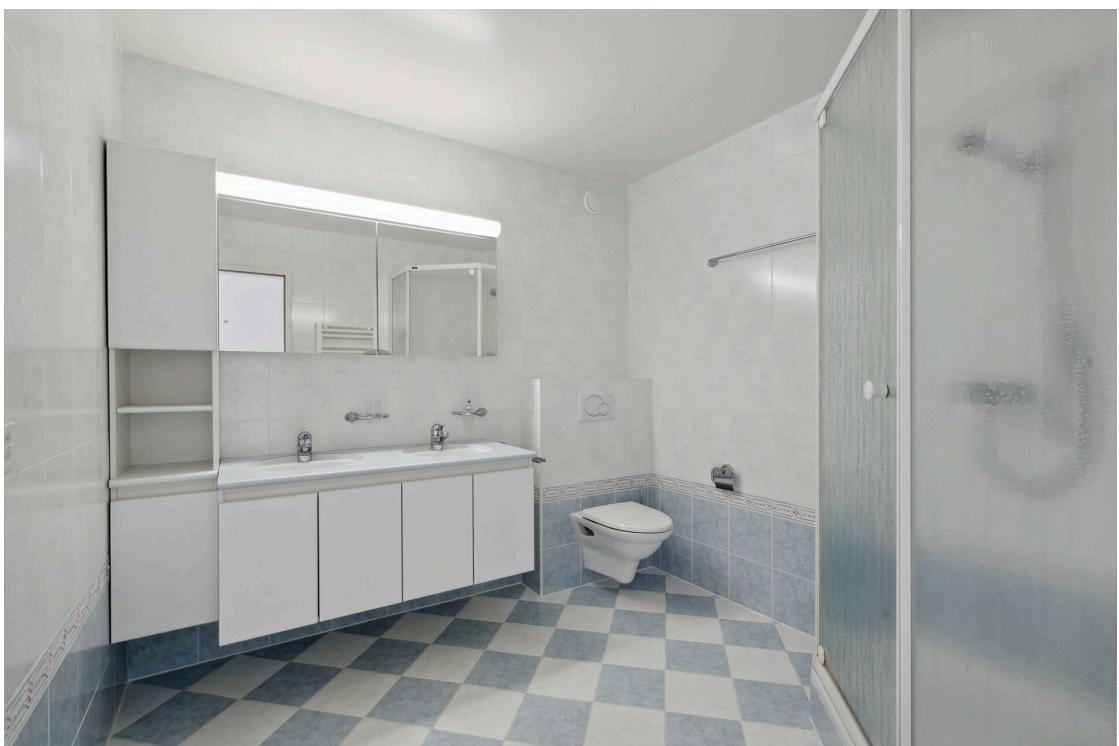
Closed kitchen



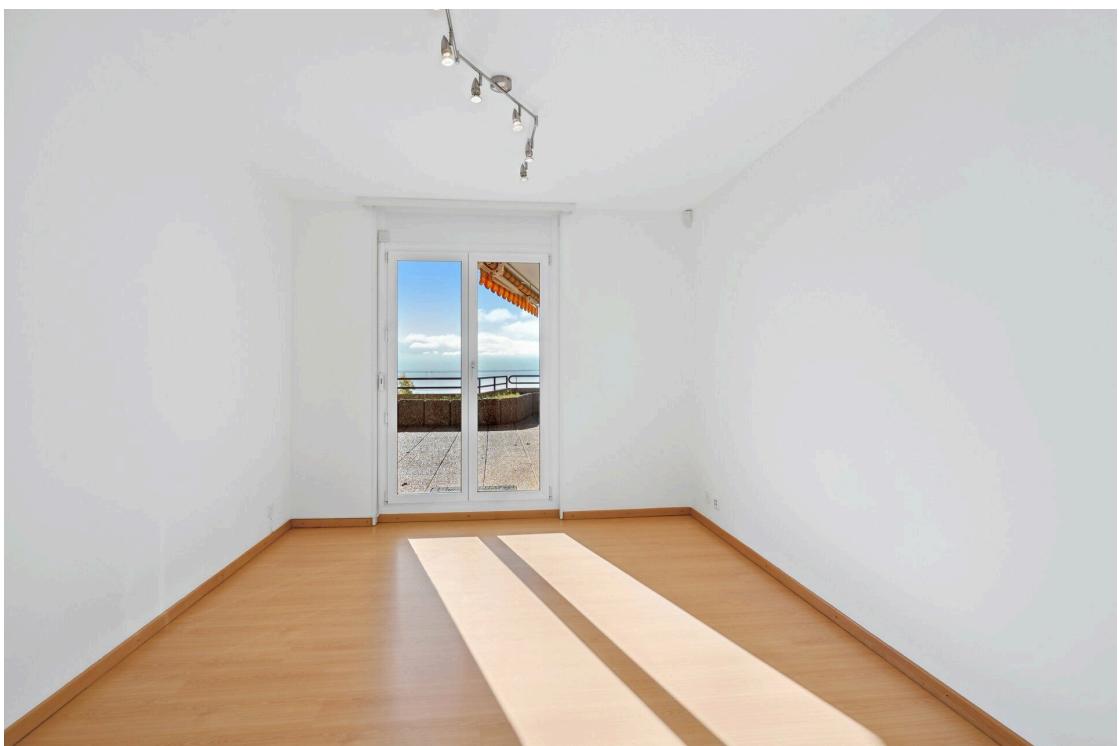
Living room



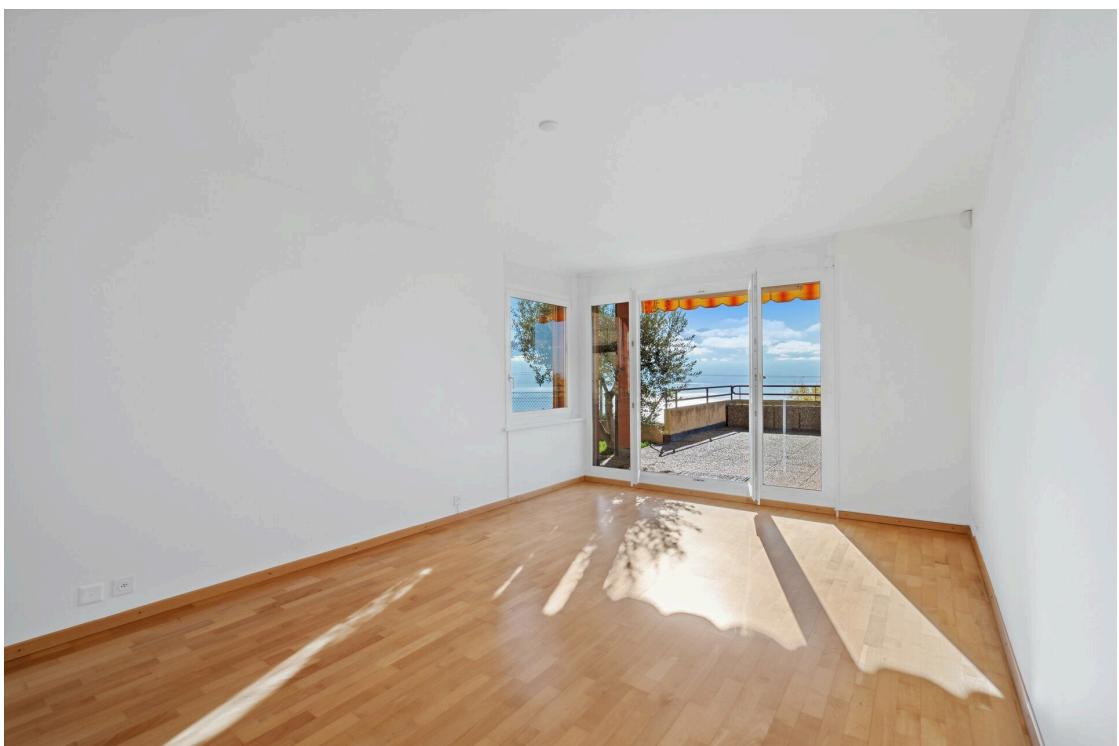
Bedroom



Shower room



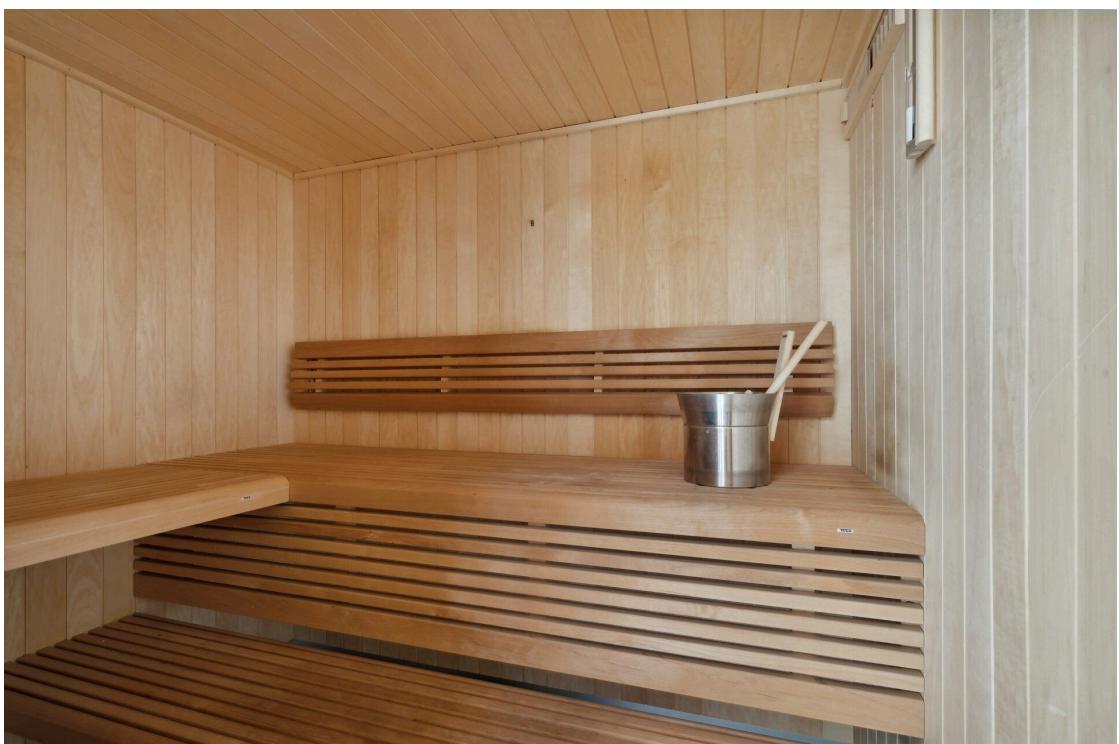
Bedroom



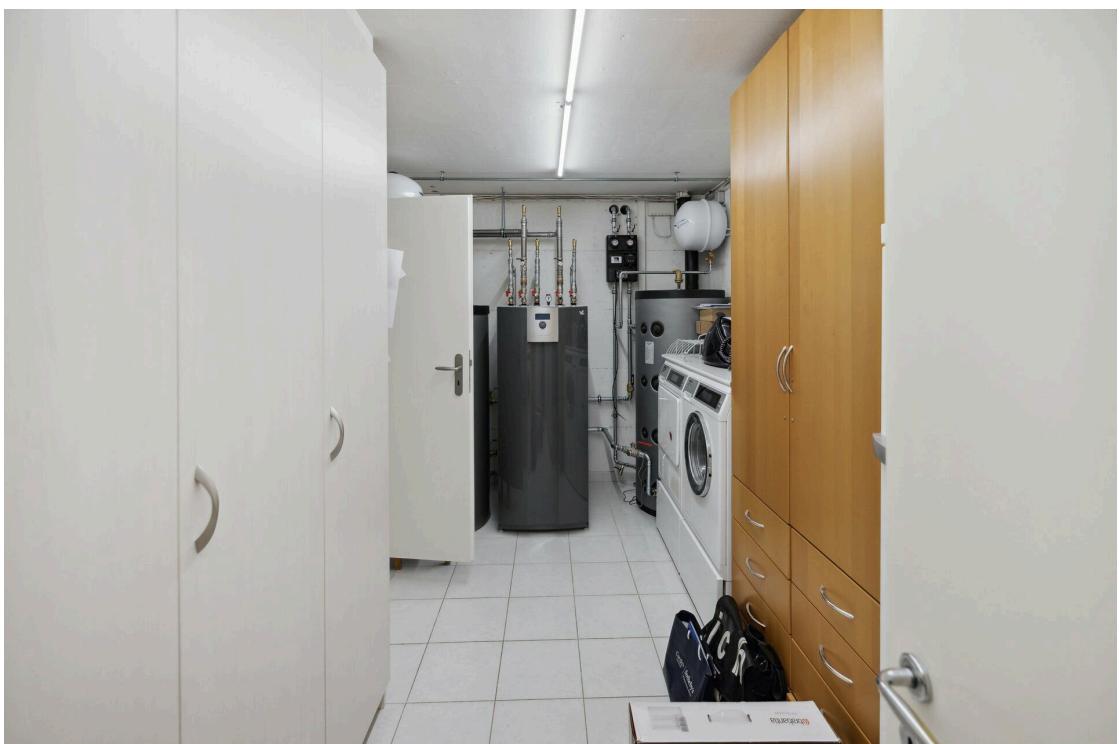
Master bedroom



En-suite bathroom



Sanarium



Laundry / Technical room



Available space with storage



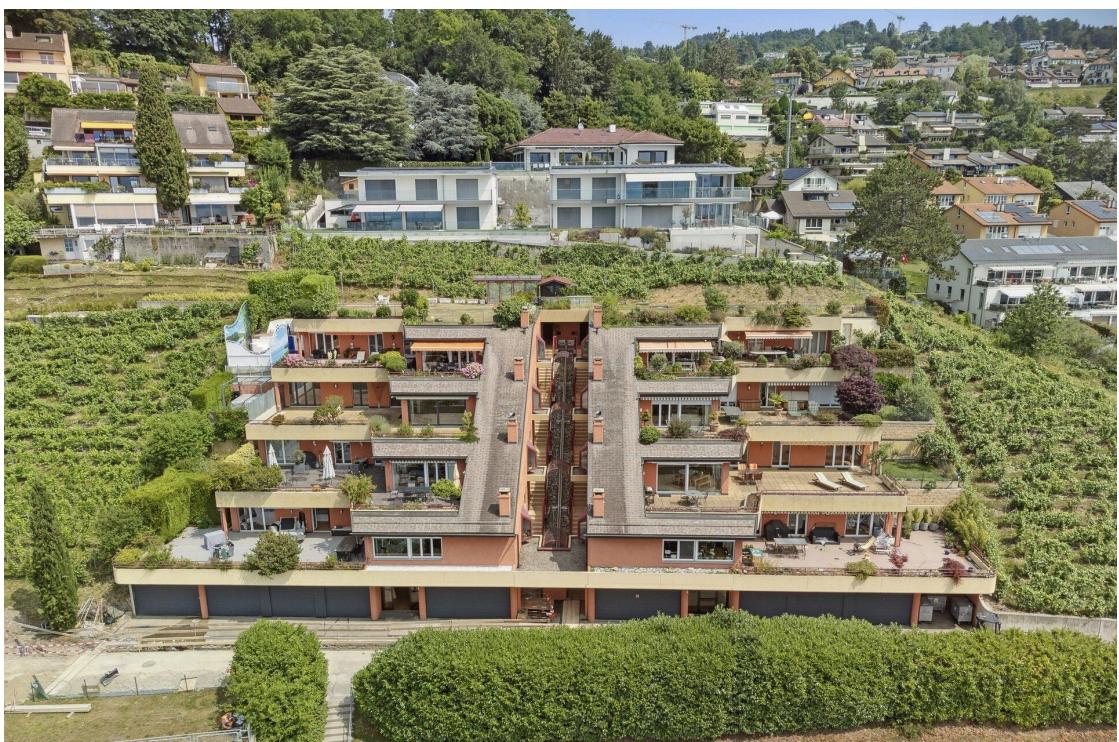
Terrace



Terrace with garden



Outdoor space



Building