

# CORSEAUX



Magnificent 4 1/2-room apartment with  
terrace and private garden

**CHF 2'130'000.-**

Price of parking place(s) in addition



4.5



3



~139 m<sup>2</sup>

n° ref. **045799**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Located in Corseaux, this apartment renovated in 2023 and repainted in 2025 offers an idyllic setting. It is south-facing and bright, ideal for taking full advantage of the sunshine. Spacious living space with open kitchen and welcoming lounge with Swedish stove.

The dwelling has a private terrace and garden (340 m<sup>2</sup>) fully fenced. The property is in excellent condition and meticulously maintained.

Just a few steps from a bus stop and a 9-minute walk from the Collège de Corseaux, this apartment combines comfort, tranquility and accessibility.

With 4.5 rooms and a living area of 139 sq.m., it's perfect for a family!

A 15 m<sup>2</sup> cellar and a 15 m<sup>2</sup> room (office, gym, etc....) in the basement complete this property.

In addition, a garage box (CHF 45'000.--) and an outdoor parking space (CHF 20'000.--)

**SURFACES**

Living area	~ 139 m <sup>2</sup>
Weighted Surface	~ 154 m <sup>2</sup>
Garden surface	~ 340 m <sup>2</sup>
Terrace surface	~ 45 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	1
Location floor	Upper ground floor

**DISTANCES**

Public transports	287 m
Primary school	600 m
Stores	449 m
Restaurants	155 m

**DISTRIBUTION****Upper ground floor**

- A hall with wardrobes
- A spacious living room with Swedish stove
- A fully-equipped open kitchen
- A bedroom with en-suite shower room
- A hallway with wardrobes
- A office area
- A shower room
- A bedroom with exterior access
- A master bedroom with bathroom and exterior access
- A 45 m<sup>2</sup> terrace
- A 340 m<sup>2</sup> private garden

**Basements**

- Common laundry room
- A 15 m<sup>2</sup> cellar
- A 15 m<sup>2</sup> room

Switzerland

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## INFORMATION

Year of construction	1935
Year of restoration	2025
Heating installation	Radiator
Heating system	Fuel oil

## NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Bus stop

## OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Greenery
- Fence
- Garage

## INSIDE CONVENIENCES

- Open kitchen
- Swedish stove
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Shower
- Bath

## CONDITION

- Very good

## ORIENTATION

- South

## EXPOSURE

- Favourable

## VIEW

- Nice view
- Lake
- Garden
- Mountains

## FINANCIAL DATA

<b>Price</b>	CHF 2'130'000.-
<b>Price park.ext ①</b>	CHF 20'000.-
<b>Box price ①</b>	CHF 45'000.-
<b>Total price</b>	<b>CHF 2'195'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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