

PUIDOUX



Magnificent luxury apartment with panoramic lake view

CHF 1'440'000.-

Price of parking place(s) in addition



3.5



2



~75 m²

n° ref.

5186581_039074



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INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Located in Puidoux (Chexbres), halfway between Lausanne and Montreux, this luxury apartment has the advantage of being part of a very quiet, verdant neighborhood, listed as a UNESCO World Heritage site. The Terrasses de Lavaux residence boasts a prime location, in the immediate vicinity of various motorway routes and less than 20 minutes from Lausanne.

This exceptional residence offers top-of-the-range amenities with exclusive access to an outdoor swimming pool. The complex will also soon feature an indoor swimming pool, a sports/wellness center, à la carte hotel service and a semi-gastronomic restaurant with an area reserved for residents. Thanks to its south-west orientation and balcony, the apartment guarantees optimum sunshine all day long, as well as panoramic views of the lake and surrounding mountains. Built in 2021 using quality materials, this 3.5-room apartment with a floor area of approx. 80 m²

has been tastefully furnished and finished to the highest standards, with marble floors in the living room and solid parquet in the bedrooms. Elegant and contemporary, it will delight a family or a couple looking for an exceptional property.

Come and discover this unique site in the heart of nature, with a breathtaking view of the Lake Geneva Arc. Its geographical position means you can reach Puidoux station in just 10 minutes on foot, small shops in 5 minutes by car and the freeway entrance in 2 minutes.

A cellar and 2 additional indoor parking spaces complete the property

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SURFACES

Living area	~ 75 m ²
Weighted Surface	~ 80 m ²
Balcony Surface	~ 10 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	4th floor

ANNEXES

- Cellar space
- 2 indoor parking spaces

DISTANCES

Station	786 m
Public transports	352 m
Stores	838 m
Post office	859 m
Bank	858 m

DISTRIBUTION

- Entrance hall with wall cupboards
- Living and dining area with access to balcony
- Fitted kitchen
- Master bedroom en suite with bathroom/wc
- Bedroom
- Shower room/wc
- Balcony

INFORMATION

Year of construction	2021
Heating installation	Floor
Domestic water heating system	Distance heating
Heating system	Distance heating

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Highway entrance/exit
- Sports centre
- Indoor swimming pool

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Covered parking space(s)
- Visitor parking space(s)
- Swimming pool
- Common pool

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen

- Eat-in-kitchen
- Guests lavatory
- Cellar
- Furnished
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Private laundry
- Bath
- Shower

FLOOR

- Marble

CONDITION

- As new

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

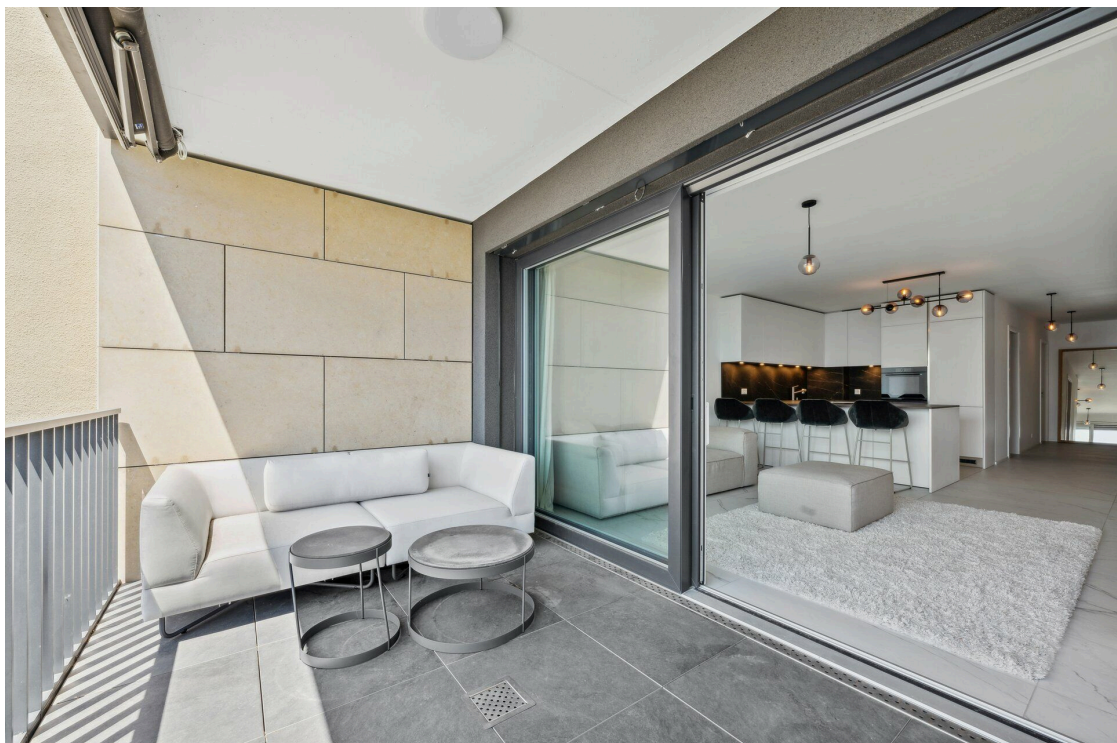
VIEW

- Panoramic
- Lake
- Mountains

FINANCIAL DATA

Price	CHF 1'440'000.-
Price park. int. ②	CHF 100'000.-
Total price	CHF 1'540'000.-
Availability	To be discussed

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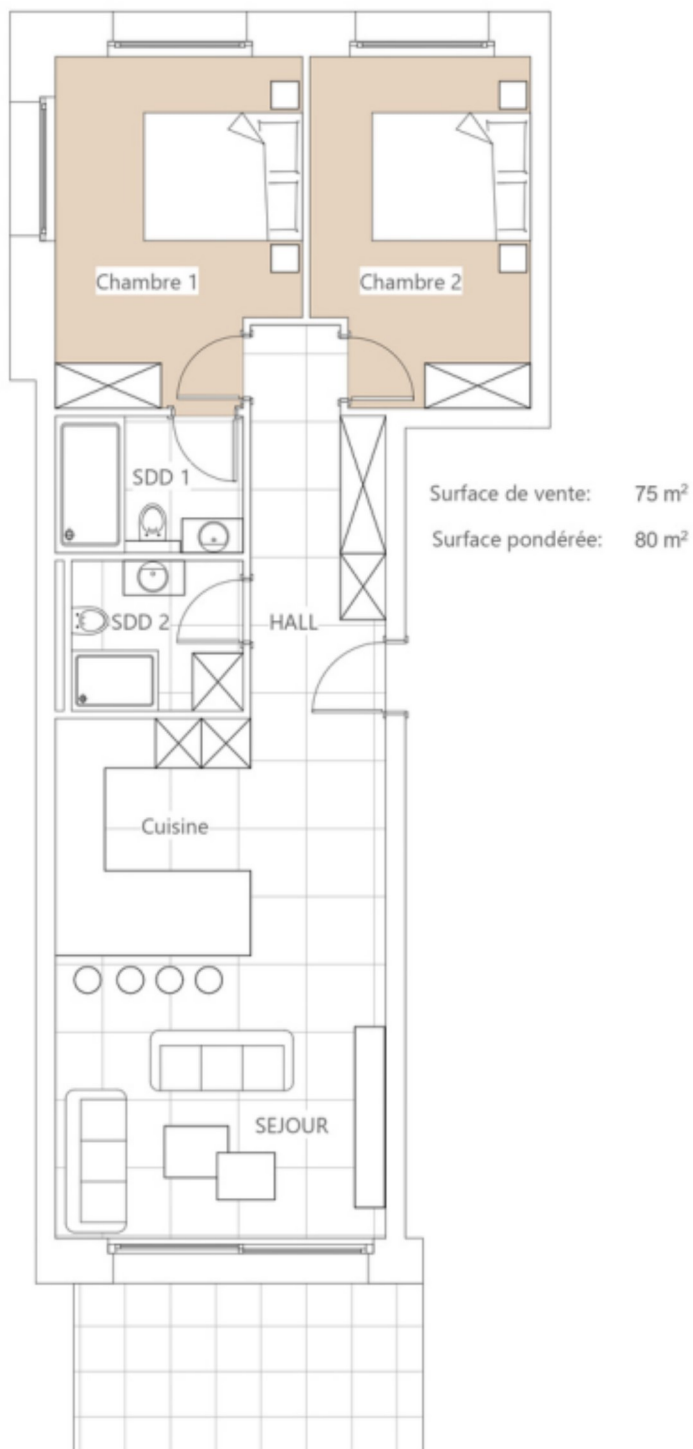








Plan



*Données non contractuelles,
uniquement informatives.