

# ROLLE



Project for an exceptional waterfront villa!

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**Price upon request**



4



~1400 m<sup>2</sup>

n° ref. **039831**



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## SITUATION AND DESCRIPTION

We are pleased to present an exceptional 6,500 m<sup>2</sup> waterfront building plot in Rolle with planning permission.

In addition to its direct access to the lake, this magnificent property boasts undeniable charm and a heavenly waterfront setting. It boasts breathtaking panoramic views of Lake Geneva and the Alps.

The project is aimed at a discerning clientele who appreciate sophistication and finesse. The villa will feature modern, elegant architecture combining style and sobriety. Ideally oriented to take advantage of optimal sunlight from the numerous bay windows and the various panoramas unfolding as far as the eye can see.

In addition, they will enjoy luxurious comfort thanks to top-of-the-range construction materials and high-

quality finishes. The interior will be elegant, with large living spaces judiciously oriented to take full advantage of the view. The villa offers a multitude of possibilities, adapting to modern typology as well as to a current vision of family life. Above all, it will adapt to the lifestyles of its future owners. The future residence will offer 1,400 m<sup>2</sup> of living space, 4 en suite bedrooms, a magnificent SPA, home cinema, fitness center, wine cellar, games room and everything else you could dream of in a luxury waterfront home. The project can be perfectly adapted to your wishes and needs. Construction costs for this exceptional modern villa are estimated at between CHF 8'000'000.- and CHF 13'000'000.- depending on the desired finishes and will be borne by future buyers.

The large sunny terraces with several atmospheres and the magnificent outdoor and indoor infinity pool will delight your summer days and offer you a summer

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out of the ordinary. The charming garden will enchant you with its diversity of species, the choice of lighting and the landscaping plan.

A six-car garage completes this superb project, as do several outdoor parking spaces. Numerous outdoor spaces complete this luxurious realization, a garage for six cars and a project for an underground boat garage is possible.

The small 80 m<sup>2</sup> house at the entrance to the plot is to be retained for use by staff or guests.

Its environment is verdant and very privileged. Its lakeside location is therefore UNIQUE! It's YOUR turn to enjoy memorable sunrises, sunsets and endless summer evenings.

This complex boasts a unique location that preserves it from the hustle and bustle of the city, and gives it a quality of life that's second to none. It will appeal to the most discerning.

**SURFACES**

Living area	~ 1400 m <sup>2</sup>
Surface of parcel	~ 6500 m <sup>2</sup>

**CHARACTERISTICS**

Number of bedrooms	4
Number of bathrooms	5
Year of construction	2025
Second home	Non authorized

**DISTANCES**

Public transports	150 m
Primary school	440 m
Stores	935 m
Restaurants	615 m

**DISTRIBUTION****Ground floor**

- Main entrance
- Entrance hall
- Lift
- Distribution hall
- Dressing room area
- Guest WC
- Bedroom with dressing room and bathroom and living room
- Large living room with view and double fireplace with outdoor access
- Large, bright dining room
- Fully equipped kitchen with dining area and bar area
- Enclosed staff kitchen
- Dining room with outdoor access

**1st floor**

- Elevator
- Distribution hall
- Guest toilet
- Large en suite bedroom with dressing room and bathroom and large balcony

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- Large en suite bedroom with dressing room and bathroom and large balcony
- Rest room, TV lounge with balcony
- Cinema room

**Basements**

- Lift
- Distribution hall
- Pool area, bar, pool, relaxation area
- SPA
- Fitness area
- Wine cellar
- Cellars
- Laundry room
- Technical room and pool equipment room
- Separate entrance for staff



## LOCATION

The delightful commune of Rolle lies halfway between Geneva and Lausanne. Situated on the shores of Lake Geneva, facing the Alps, Rolle is a pleasant place to live: its quayside promenade leads from the old town to its marinas and medieval castle, and the town boasts a wealth of shops, public transport and schools. The Rolle region offers a wide range of sporting activities: sailing, swimming, water skiing, tennis, horse riding, golf and much more.

To choose to live in Rolle is to opt for an exceptional living environment in the heart of the Lake Geneva region, where nature, culture and modernity meet. This waterfront home is a rare opportunity, offering direct access to the lake and breathtaking panoramic views, a true invitation to savor the gentle Lemanic lifestyle

## OUTSIDE CONVENIENCES

- Gate
- Several covered or sunny terraces

- Large garden with trees
- Indoor and outdoor swimming pool
- Outdoor shower
- Private beach, the lake at your fingertips
- Outdoor kitchen
- Inner courtyard with numerous parking spaces
- Car cover
- Possibility to create indoor parking spaces - underground parking
- Caretaker's house

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## NEIGHBOURHOOD

- City centre
- Villa area
- Green
- Lake
- Beach
- Harbour
- Shopping street
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- International schools

## OUTSIDE CONVENIENCES

- Garden
- Quiet
- Greenery
- Waterfront

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Spa
- Swimming pool
- Home cinema

- Fireplace
- Bright/sunny

## EQUIPMENT

- Outdoor lighting
- Home automation

## FLOOR

- At your discretion

## CONDITION

- To build

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

## STYLE

- Modern

## FINANCIAL DATA

**Price**

**Availability**

**Price upon request**

To be discussed

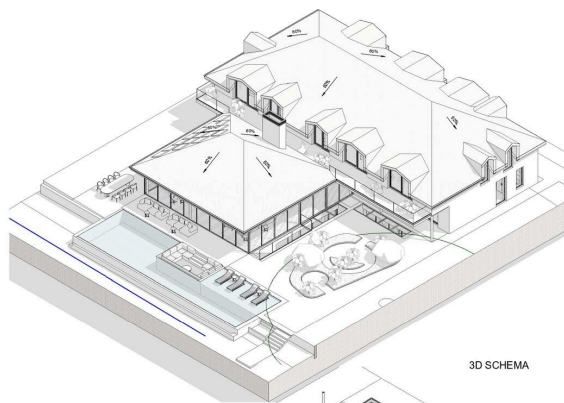
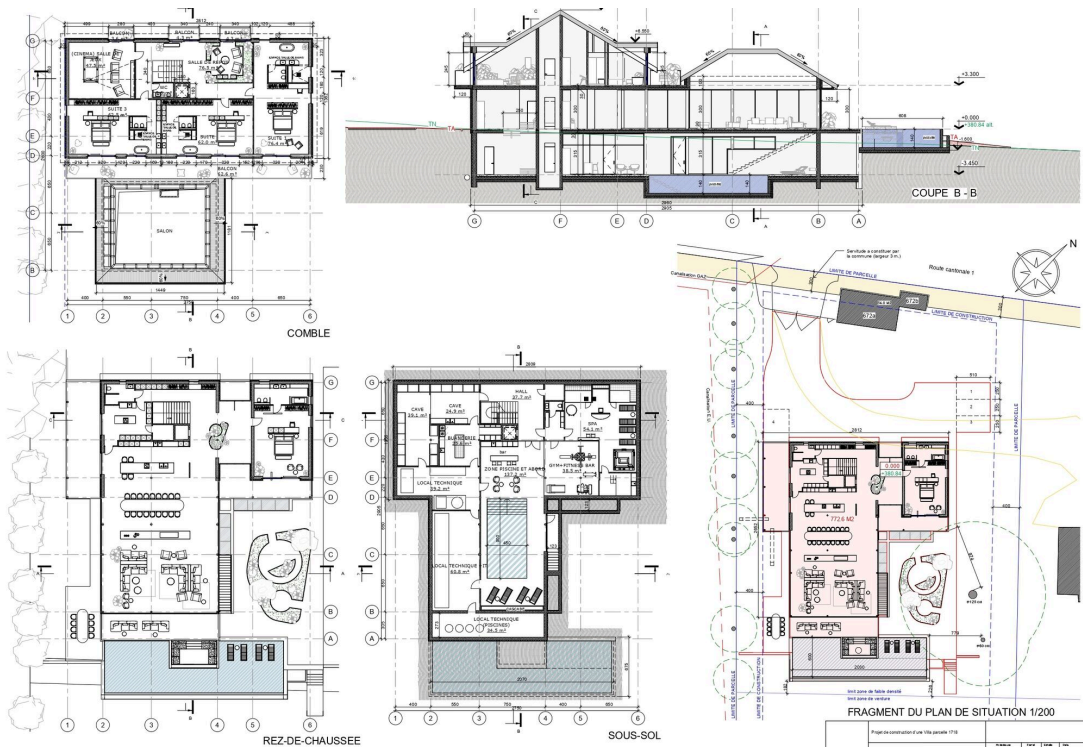
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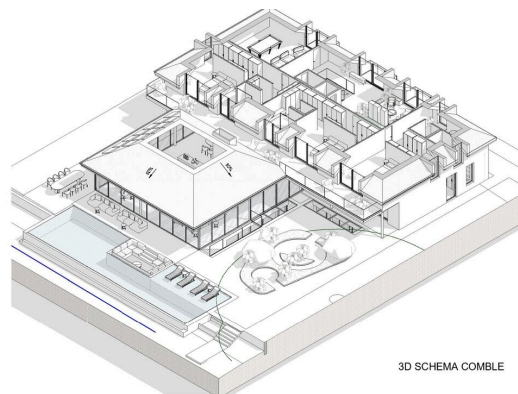




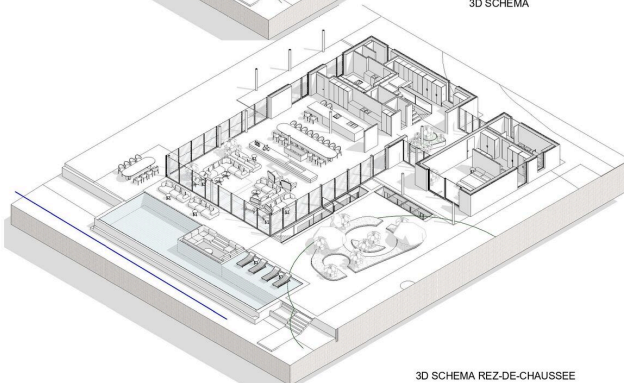




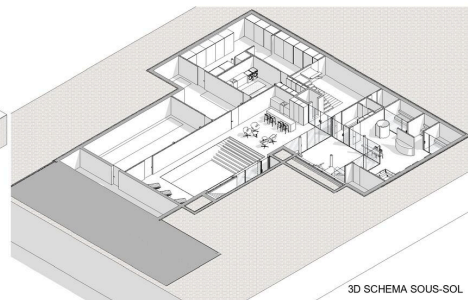
3D SCHEMA



3D SCHEMA COMBLE



3D SCHEMA REZ-DE-CHAUSSEE



3D SCHEMA SOUS-SOL



