

NOVILLE



Characteristic loft with elevator and roof terrace

CHF 1'820'000.-



6.5



3



280 m²

n° ref. **043037**



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SITUATION AND DESCRIPTION

In the heart of the charming village of Noville, this magnificent triplex loft embodies a rare art of living, combining architectural cachet, spectacular volumes and contemporary comfort. Developing over 260 m² of living space, this unique property will appeal to lovers of atypical spaces and properties with character.

Nestled in a peaceful, bucolic environment, the property nevertheless enjoys a privileged location, just minutes from amenities, the Hôpital Riviera-Chablais and the main motorway routes.

Erected around 1910, the building underwent a complete and particularly careful renovation between 2018 and 2021, including the refurbishment of the facades. This transformation has preserved the soul of the place while offering high-quality contemporary services.

From the moment you enter, the volumes impress. The living spaces, bathed in natural light, reveal a warm, elegant atmosphere, sublimated by remarkable ceiling heights reaching 4 meters. High-quality materials and finishes give the loft a refined, timeless identity.

The loft is spread over three levels served by an elevator, offering fluid distribution and optimal living comfort.

The highlight of the property, a superb roof terrace invites relaxation and offers an unobstructed view of the Les Grangettes Nature Reserve as well as the majestic Valaisan Alps, a privileged setting to enjoy unique moments in complete serenity.

The property is completed by:

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- 2 outdoor parking spaces
- a garage equipped with a lift system allowing 2 indoor spaces

Located in the Chablais Vaudois, a dynamic and fast-developing region, this loft benefits from ideal accessibility. The center of Villeneuve can be reached in just 2 minutes, while Montreux and Aigle can be reached in less than 10 minutes.

The city of Lausanne is around 35 minutes away.

A rare property, combining character, volumes and a privileged location.

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SURFACES

Living area	280 m ²
Surface of parcel	148 m ²
Volume	1373 cbm

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	3
Year of construction	1900
Year of restoration	2018
Second home	Non authorized

PROXIMITY

- Village
- Villa area
- Green
- Park
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

INSIDE CONVENIENCES

- Fireplace

EQUIPMENT

- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Clear
- Fields
- Mountains

FINANCIAL DATA**Price****CHF 1'820'000.-****Availability**

To be discussed

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