

GRANDVAUX



A rare and unique location with an exceptional view!



6.5



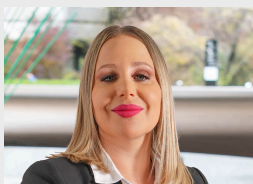
4



~130 m²

n° ref.

5680132_038555



Switzerland | Sotheby's International Realty
Rue de la Plaine 41, 1400 Yverdon-les-Bains

Natacha Ansermet
+41 78 781 50 28
natacha.ansermet@swsir.ch



SITUATION AND DESCRIPTION

Located in the commune of Grandvaux, in the world-famous and highly sought-after Lavaux region, this house will win you over with its unique location, which boasts spectacular views over Lake Geneva.

Built in 1950, this house comprises 2 apartments (a 3-room apartment on the lower ground floor and a 3.5-room apartment on the upper ground floor).

Although the house requires some work, it can be converted into a single detached villa of around 6 rooms.

To date, one apartment (on the lower ground floor) is vacant and the other is currently still occupied for a fixed maximum period.

Do not hesitate to contact us directly for more precise information on this unique object!

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	~ 130 m ²
Surface of parcel	~ 529 m ²

CHARACTERISTICS

Number of flats	2
Number of rooms	6.5
Number of bedrooms	4
Year of construction	1950
Heating system	Fuel oil
Heating installation	Radiator
Energy efficiency	F
Building envelope	F
Parking places	Yes, obligatory

DISTANCES

Public transports	192 m
Primary school	5862 m
Stores	1241 m
Restaurants	256 m

PROXIMITY

- Green
- Lake
- Vineyard
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking
- Built on a sloping hillside

CONDITION

- To be renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake

FINANCIAL DATA

Price

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.











