

# GRANDVAUX



A rare and unique location with an exceptional view!



6.5



4



~130 m<sup>2</sup>

n° ref.

**5680132\_038555**



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## 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!

## SURFACES

Living area	~ 130 m <sup>2</sup>
Surface of parcel	~ 529 m <sup>2</sup>

## CARACTERISTICS

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

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