

BEVAIX



Sublime mansion with lake access

Price upon request



14



10



~430 m²

n° ref. **036081D**



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SITUATION AND DESCRIPTION

This elegant residence, benefiting from remarkable discretion, will captivate you with its many features.

Erected on a plot of over 14,250 m², it offers a living area of around 430 m² with a garden of over 10,250 m², a veranda of around 30 m², a terrace of around 50 m² and a balcony of around 8 m². It also features an outdoor pool of over 155 m² and several spring-fed fountains.

The house has 14 rooms including 10 bedrooms, some of which have been converted into libraries, 2 bathrooms, 2 shower rooms and 3 separate WCs. The kitchen area will be furnished and opens onto the dining room. The living room offers direct access to the veranda and outdoor spaces.

A cellar, a detached garage with space for 4 vehicles, a carport and around ten outdoor parking spaces complete this exceptional property.

Located in the commune of Bevaix, this mansion is close to all necessary amenities. Bevaix is part of the commune of La Grande-Béroche and has around 8,800 inhabitants. The railway station, bus stop, shops, elementary school and lake are just a few minutes away. A marina, banks popular with swimmers, vineyards and forests invite you to stroll and discover

SURFACES

Living area	~ 430 m ²
Surface of parcel	~ 14265 m ²
Balcony Surface	~ 8 m ²
Garden surface	~ 10297 m ²
Terrace surface	~ 50 m ²
Veranda / winter garden surface	~ 30 m ²
Volume	~ 3550 cbm

CARACTERISTICS

Number of floors	2
Number of rooms	14
Number of bedrooms	10
Number of bathrooms	4
Number of toilets	3
Number of balcony	1
Number of terraces	1
Year of construction	1873
Year of restoration	2006
Second home	Non authorized
Basements	1
Parking places	Yes, obligatory

ANNEXES

5 indoor parking spaces
10 outdoor parking spaces

DISTANCES

Public transports	166 m
Primary school	2912 m
Stores	196 m
Restaurants	844 m

DISTRIBUTION**Garden floor**

- Entrance hall
- Fitted kitchen opening onto dining room
- Storeroom
- Living room
- WC

- Bedroom
- Shed
- Veranda with terrace access
- Terrace with garden access

1st floor

- Hall
- 3 bedrooms
- 2 bathrooms
- WC
- Sheds
- Terrace

2nd floor

- Distribution hall
- 5 bedrooms
- Shower room
- Balcony

Basements

- Cellar
- Laundry room

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CONSTRUCTION

This manor house was built in 1873 and partially renovated in 2006.

The renovations carried out in 2006 included: complete restoration, electricity, windows, floors, paintings

The heating system was replaced in 2022 with a gas boiler and distributed by radiators, and hot water is supplied by a boiler. All the old ceramic stoves run on electricity on the night rate. Solar flower photovoltaic panels have been installed in the garden and on the roof. Thermal panels have also been installed on the terrace.

The house is supplied solely with spring water, 2 water tanks are available and can accommodate 25 m3 of reserve water.

A water softener has been installed to produce top-quality water.

1 hectare of the plot is completely fenced and an electric gate allows access to the property.

The house is equipped with an alarm and 2 bedrooms can be locked using a secure digicode. All corridors are equipped with light sensors

OUTSIDE CONVENIENCES

Two garden sheds, spring-fed fountains, a pond with a basin, flower-shaped photovoltaic panels, a pergola, and a garage for up to four vehicles.

ROOFING

The roof structure has been treated, and the attic floor has been insulated.

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SPECIAL FEATURES

A large part of the kitchen will be recovered by the owners.

NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Harbour
- Shops/Stores
- Restaurant(s)
- Highway entrance/exit
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Pond
- Shed
- Parking

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Separated lavatory
- Veranda
- Cellar
- Storeroom
- Water softener
- Fireplace
- Double glazing
- Bright/sunny

- With character

EQUIPMENT

- Kitchen to furnish
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Thermal solar collector system
- Alarm
- Code door
- Electric gate

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Unobstructed
- Lake
- Alps

STYLE

- Character house

FINANCIAL DATA**Price****Availability****Judicial form****Price upon request**

To be discussed

En nom propre

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Entrance hall



Dining room with stove



Living room with fireplace and wood-burning stove



Living room with fireplace and wood-burning stove



Living room with fireplace and wood-burning stove



Winter garden



Winter garden



Kitchen



Distribution hall



Master suite



Master suite



Private bathroom



Bedroom



Bedroom



Small salon



Library



Bathroom



Distribution hall



Bedroom



Shower room



Large garden with pond



The property



The property



The property



Large garden with pond



View from above