

GRANDVAUX



Panoramic views and absolute luxury!

Price upon request

Parking place(s) included



8.5



6



~450 m²

n° ref. **038246**



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SITUATION AND DESCRIPTION

Welcome to this superb single-family home in the peaceful heights of Grandvaux, offering panoramic views and upscale living. Nestled in unspoilt surroundings, this residence offers you a tranquil retreat from the hustle and bustle of the city, while remaining close to essential amenities.

From the entrance, you'll be greeted by an elegant vestibule leading directly to a full floor of living space. The high ceilings create an airy, light-filled atmosphere, while the living/dining area, embellished with a stove in the middle, invites you to relax and socialize. The open-plan kitchen, complete with central island and bar, and dining area, offer the ideal space for meals with family or friends, all with panoramic views of the sparkling lake and majestic surrounding mountains with direct access to a beautiful, spacious terrace.

On the ground floor, a distribution hall leads to a cinema room, two bedrooms with dressing rooms and en-suite shower rooms, two functional offices, as well as the master bedroom, featuring a separate WC, a double dressing room, a luxurious bathroom with bath and shower, and a spacious bedroom with breathtaking views. On the same floor, with its own entrance, you'll find a fully equipped studio. Just before descending to the basement you'll find the laundry room as well as the technical room housing a geothermal heat pump heating system, solar panels for hot water, a ventilation system and reverse heat pump for summer.

The basement houses a gym to keep fit, a wine cellar for lovers of fine wines, a PC shelter.

The property is fully equipped with home automation and has an elevator.

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The exteriors are very well laid out with several corners for relaxation, including by the infinity pool with its poolhouse, in the Jacuzzi or around a game of pétanque. A double garage and outdoor parking spaces are located to the north at the entrance to the plot.

This exceptional property offers a luxurious and comfortable living environment, combining contemporary elegance and modern functionality in a naturally magnificent setting. A unique opportunity to live at the pinnacle of luxury in the unspoilt heights of Grandvaux

SURFACES

Living area	~ 450 m ²
Surface of parcel	~ 1974 m ²
Garden surface	~ 1344 m ²
Useful surface	~ 580 m ²
Volume	~ 2709 cbm
Ceiling height	~ 3.5 m

CARACTERISTICS

Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	6
Year of construction	2010
Heating system	Geothermal sonde
Heating installation	Floor
Inside parking place/s	2 included
Outside parking place/s	3 included

DISTANCES

Station	150 m
Public transports	150 m
Primary school	250 m
Stores	1200 m
Restaurants	160 m

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PROXIMITY

- Villa area
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Garden
- Parking
- Swimming pool
- Jacuzzi
- Petanque ground

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Box
- Open kitchen
- Wine cellar
- CP-Shelter
- Fitness room
- Home cinema
- Built-in closet
- Fireplace

EQUIPMENT

- Kitchen island
- Thermal solar collector system
- Alarm
- Videophone
- Home automation

FLOOR

- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Panoramic
- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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