

GRANDVAUX



Exceptional new villa with breathtaking lake
view

Price upon request

Price of parking place(s) in addition



4.5



3



159 m²

n° ref. **040018**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Léa Ventura

+41 79 758 88 77 - Fax +41 21 781 01 00

lea.ventura@swsir.ch



SITUATION AND DESCRIPTION

This beautiful modern villa currently under construction is located in the heart of the Lavaux vineyards, a UNESCO World Heritage site. Enjoying a plunging view over the lake, it is ideally located in a peaceful setting, 3 minutes from the Grandvaux train station and 15 minutes from Lausanne and the main amenities

Built overlooking the lake on a beautiful 804 m² plot, this exceptional property harmoniously blends contemporary design, comfort and nature.

The house boasts 159 m² of living space spread over two levels with open, flowing spaces for maximum comfort.

Furthermore, an 88 m² basement as well as a two-car garage and an outdoor parking space complete this great opportunity to live in a new home offering a unique living experience in one of Switzerland's most beautiful landscapes.

SURFACES

Living area	159 m ²
Surface of parcel	804 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Year of construction	2024
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 not included
Outside parking place/s	1 not included
Total nb. of parkings	3 not included
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	204 m
Primary school	5511 m
Stores	1056 m
Restaurants	255 m

DISTRIBUTION

- Two cellars
- A technical room
- A laundry room
- An available
- A sauna and Hammam at the customer's charge

Switzerland

Sotheby's
INTERNATIONAL REALTY

PROXIMITY

- Village
- Villa area
- Green
- Mountains
- Lake
- Residential area
- Restaurant(s)
- Railway station

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Garage

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Triple glazing
- Bright/sunny

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake
- Garden
- Mountains
- Alps

STYLE

- Modern

FINANCIAL DATA

Price

Availability

Price upon request

Immediate

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

www.switzerland-sothebysrealty.ch







