

SALAVAUX



Experience the exceptional in a dream home
in Vully

CHF 3'500'000.-



8.5



5



300 m²

n° ref. **041986**



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SITUATION AND DESCRIPTION

Nested in the center of the charming village of Salavaux, in the heart of the magnificent Vully region, this sumptuous detached property is a real gem. Erected on a generous 3'868 m² plot, it benefits from an exceptional green setting, sheltered from view and nuisances, offering calm and serenity in all seasons.

The house stands out for its generous volumes, natural luminosity and use of noble materials. Offering around 300 m² of living space, it comprises 8.5 rooms spread over three levels, plus a fully excavated basement.

The first floor hosts the main entrance with a spacious hall, a guest toilet and a functional vestibule. The living space then opens onto a large, bright living room, a convivial dining room and a modern, fully-equipped kitchen with central island, extended by a commissary and a storage room.

On this same level, an independent two-room apartment with a kitchen, shower room and access to an outdoor terrace offers a great opportunity for rental income or the development of a professional activity in complete autonomy.

Upstairs, the sleeping area comprises two bedrooms, one of which has a balcony with an unobstructed view of the Alps. A master suite completes this level, with its private shower room, WC and intimate terrace, ideal for enjoying the fine days.

The attic, fully converted with exposed beams, adds an extra touch of charm to the house. This room, bathed in light thanks to a large bay window integrated into the roof, can accommodate an office, games room or additional bedroom.

The perfectly functional basement includes a garage, equipped laundry room, technical rooms, workshop,

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storage cellar, shower room as well as a spacious games room with direct access to the terrace. A well-appointed wine cellar and carnotzet complete this convivial space.

The vast landscaped garden, meticulously maintained, offers several relaxation areas, a large sun terrace and a swimming spa perfectly integrated into the layout. Bordered by greenery, the plot guarantees total privacy while enjoying a remarkable natural setting.

Salavaux, a peaceful village in the Vully-les-Lacs commune, offers a privileged living environment between nature, vineyards and the shores of Lake Morat. Both quiet and well-connected, it is close to urban centers, yet offers all the essential amenities. An ideal place for those in search of serenity, without giving up the comforts of everyday life.

SURFACES

Living area	300 m ²
Surface of parcel	3868 m ²
Garden surface	1180 m ²
Volume	1717 cbm

CARACTERISTICS

Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	4
Year of construction	1954
Year of restoration	2024
Second home	Non authorized
Communal tax	67 %
Real estate tax	1.5‰ of fiscal value
Parking places	Yes, obligatory

ANNEXES

- Outdoor parking spaces

DISTANCES

Station	4106 m
Public transports	180 m
Nursery school	273 m
Primary school	669 m
Secondary school	4574 m
Stores	239 m
Post office	252 m
Bank	4777 m
Hospital	4126 m
Restaurants	298 m

DISTRIBUTION**Garden floor****Main dwelling**

- Entrance hall
- Visitors' WC
- Vestibule
- Dining room

- Living room
- Kitchen with island
- Economator
- Storage space>

Apartment 2.5 rooms

- Entrance hall
- Living room
- Bedroom
- Shower room
- Kitchen
- Terrace

1st floor

- Two bedrooms
- One master suite
- Bathroom

Under the roof

- Rooms or office
- Storage space

Basements

- Garage
- Laundry room
- Technical room
- Workshop
- Storage room
- Shower room
- Games room
- Wine cellar
- Carnotzet

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CONSTRUCTION

Built in 1954, this house has benefited from numerous ongoing renovations and improvements, particularly since 2008. These interventions have thoroughly modernized the building while preserving its original charm.

Among the most significant works are reinforced insulation, the complete replacement of windows with triple glazing (aluminum on the outside and wood on the inside), the installation of an air-water heat pump, as well as the installation of 60 m² of photovoltaic panels on the roof, contributing to the property's energy efficiency.

The extension of the kitchen is also a highlight of the renovation, offering a modern and convivial living space. Thanks to this rigorous maintenance and the investments made, the house is today in impeccable condition and requires no major work.

OUTSIDE CONVENIENCES

- Swimming spa
- Covered terrace
- Garden with trees and landscaping

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PROXIMITY

- Village
- Villa area
- Park
- Green
- Lake
- Beach
- Harbour
- Marina
- Vineyard
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Parking
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing

- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Storeroom
- Workshop
- Recreationroom
- Partially furnished
- Built-in closet
- Water softener
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Ceramic WOK
- Steamer
- Microwave
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Built-in coffee machine
- Connections for washing tower
- Central vacuum
- Outdoor lighting

FINANCIAL DATA**Price****CHF 3'500'000.-****Availability**

To be discussed

Judicial form

En nom propre

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FLOOR

- Tiles
- Parquet floor
- Antique parquet floor
- Cast floor

CONDITION

- Very good
- Renovated
- In it's current state

ORIENTATION

- South

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Clear
- Rural
- Lake
- Garden
- Park
- Mountains
- Alps

STYLE

- Character house























