

GRANDVAUX



Exceptional villa under construction with
custom finishing

CHF 5'700'000.-

Price of parking place(s) in addition



5.5



4



280 m²

n° ref. **042680**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nested in the heart of the prestigious Lavaux region, this villa offers an idyllic living environment, between vineyards and lake.

It benefits from panoramic views of the lake and the city of Lausanne. Also close to all amenities, just a few minutes' walk from schools as well as the Grandvaux train station.

This property, with 280 m² of living space on two levels, combines contemporary design with timeless elegance. Large bay windows flood the spaces with light and allow full enjoyment of the surrounding landscape.

The exterior offers a magnificent plot of 1,117 m² with vast terraces and a landscaped garden invite relaxation in a unique setting.

In addition, three parking spaces in a garage and two outdoor parking spaces complete this beautiful home.

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SURFACES

Living area	280 m ²
Surface of parcel	1117 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	3 included
Outside parking place/s	2 included

DISTANCES

Public transports	217 m
Primary school	5531 m
Stores	947 m
Restaurants	254 m



CONSTRUCTION

- Ceramic ventilated facade
- Roofing. timber frame with slate roof
- double-flow ventilation
- geothermal heating
- photovoltaic solar panels
- Budgets (factory prices): kitchen / 65'000 CHF, wall cabinets / 35'000 CHF, sanitaryware / 50'000 CHF (Milldue brand for furniture and Gessi brand for fittings), tiling / 150.-/m2 (Serenissima brand), parquet flooring / 300.-/m2 (Bauwerk brand)

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PROXIMITY

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

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

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

EQUIPMENT

- Fitted kitchen

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

- West

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 5'700'000.-

Availability

To be discussed

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