

BELLERIVE VD



Exceptional property with lake view in
Bellerive

CHF 3'650'000.-

Parking place(s) included



15

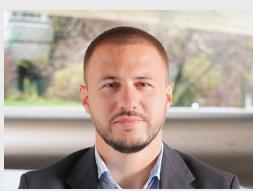


8



600 m²

n° ref. **044985**



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SITUATION AND DESCRIPTION

Spacious property with over 650 m² of living space, located in Bellerive, benefiting from unobstructed lake views. Set on a plot of over 2,000 m², it offers a calm and privileged setting.

The house comprises 8 bedrooms and 6 bathrooms, including a master suite with en-suite shower room. Living spaces are generous, with a large, fully equipped kitchen, a bright living room and a heated veranda that can be used all year round.

The property also features a quarter-port with parking space, a mooring place at the port of Salavaux, and a wine cellar.

This house offers rare comfort and numerous development possibilities, in a sought-after lakeside environment.

SURFACES

| | |
|---------------------------------|---------------------|
| Living area | 600 m ² |
| Surface of parcel | 2270 m ² |
| Veranda / winter garden surface | 20 m ² |
| Total surface | 670 m ² |

CARACTERISTICS

| | |
|-------------------------------|------------------------|
| Number of rooms | 15 |
| Number of bedrooms | 8 |
| Number of bathrooms | 6 |
| Number of toilets | 6 |
| Number of balcony | 1 |
| Gross living area | 670 m ² |
| Year of construction | 1980 |
| Year of restoration | 2019 |
| Heating system | Air to water heat pump |
| Domestic water heating system | Air to water heat pump |
| Heating installation | Wall heating |
| Second home | Non authorized |
| Outside parking place/s | 8 included |
| Total nb. of parkings | 8 included |
| Construction zone | Zone de village A |

DISTANCES

| | |
|-------------------|-------|
| Public transports | 123 m |
| Stores | 784 m |
| Post office | 776 m |
| Restaurants | 177 m |

DISTRIBUTION

Ground floor

- Entrance hall
- 2 guest WCs
- 2 Lounges
- Kitchen
- Office
- Technical room
- Laundry room
- Terrace, veranda

- 2 available

1st floor

- 4 bedrooms
- 1 master suite with shower room and dressing room
- Bathroom with shower
- Lounge area
- Dressing room
- Terrace
- Balcony

2nd floor

- 2 Bedrooms
- Parent suite with shower room
- Shower room

3rd floor

- Combles

Basements

- Wine cellar
- Wine cellar



CONSTRUCTION

This house, built in the 80s, was completely renovated in 2019.

It is equipped with an air-to-water heat pump system combined with a geothermal probe.

The heating system was completely redone in 2021, offering a modern, high-performance installation adapted to today's energy efficiency requirements.

OUTSIDE CONVENiences

- 3 Terraces
- Rainwater collector
- Carport
- Electric gate

PROXIMITY

- Village
- Villa area
- Green
- Park
- Mountains
- Lake
- Harbour
- Vineyard
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground

OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Garden
- Quiet
- Greenery
- Storeroom
- Carport
- Boat moor
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory
- Dressing
- Wine cellar

- Garret
- Storeroom
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Wine cooler
- Washing machine
- Dryer
- Private laundry
- Bath
- Shower
- Alarm
- Videophone
- Oversee camera
- Electric gate

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

CHF 3'650'000.-

Availability

To be discussed

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VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake
- Mountains



