

BELLERIVE VD



Exceptional property with lake view in
Bellerive

CHF 3'650'000.-

Parking place(s) included



15



8



600 m²

n° ref. **044985**



Switzerland | Sotheby's International Realty
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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

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INTERNATIONAL REALTY

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

















