

VAUMARCUS



Prestigious property with panoramic lake view

CHF 2'450'000.-



7.5

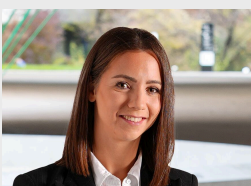


6



~239 m²

n° ref. **045797**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a sought-after, confidential residential environment, this exceptional 7.5-room, 239 sq. m. residence offers an exclusive art of living, sublimated by unobstructed lake views and top-quality amenities.

The reception areas seduce with their generous volumes and natural luminosity. The living room, with its fireplace, exudes a warm, elegant atmosphere, ideal for entertaining or relaxing in a refined setting. The wide openings create a perfect continuity between inside and outside.

The house offers six harmoniously proportioned bedrooms, offering comfort, privacy and serenity, perfectly suited to a prestigious family residence.

The exteriors are a veritable showcase of well-being. The property boasts two superb terraces.

- a first terrace of around 60 m², ideal for receptions and convivial moments,
- a second terrace, directly accessible from the living room, hosting a heated swimming pool as well as an outdoor Jacuzzi, inviting you to relax facing the lake panorama.

Conveniences are complemented by two outdoor parking spaces and two spaces in a garage, fully meeting the requirements of a property of this standing.

A rare property, combining prestige, discretion and an exceptional natural setting, aimed at a discerning clientele in search of a unique place to live with a lake view.

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SURFACES

Living area	~ 239 m ²
Surface of parcel	~ 1114 m ²
Balcony Surface	~ 15 m ²
Terrace surface	~ 60 m ²
Volume	~ 1135 cbm

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	3
Year of construction	2001
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized

Switzerland

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NEIGHBOURHOOD

- Villa area
- Bus stop
- Child-friendly
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garage
- Swimming pool
- Jacuzzi
- Barbecue

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Jacuzzi
- Swimming pool
- Fireplace

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Alarm
- Oversee camera
- Caretaker
- Central vacuum
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake

FINANCIAL DATA

Price

CHF 2'450'000.-

Availability

To be discussed

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