

## BELLERIVE VD



Exceptional new villa with panoramic view of  
Lake Murten

**CHF 1'650'000.-**

Parking place(s) included



5.5



4



~164 m<sup>2</sup>

n° ref. **046071LR**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Located in a sought-after residential area of Bellerive, this magnificent new 5.5-room villa captivates with its contemporary architecture, exceptional luminosity and unobstructed view of Lake Murten.

With a living area of around 164 m<sup>2</sup>, it offers generous, perfectly arranged living spaces. The modern, fully open-plan kitchen blends harmoniously with the vast living room, creating a convivial space bathed in natural light, with a unique panorama over the lake.

Erected on a 610 m<sup>2</sup> plot, the villa features 4 comfortable bedrooms, ideal for a family, and stands out for very high-standard finishes, combining elegance and quality materials.

Externally, you'll enjoy three superb terraces, all facing the lake, offering privileged spaces to relax, share meals or admire the sunsets.

A cellar as well as two indoor parking spaces are included in the price.

Bellerive (VD) is a popular commune located on the shores of Lake Morat, offering a peaceful and privileged living environment. Its natural environment, exceptional panoramas and quality of life are alluring features. Ideally located in the canton of Vaud, in the heart of Switzerland, Bellerive benefits from excellent accessibility thanks to its proximity to motorways linking Berne, Fribourg and Lausanne. An ideal place to reconcile tranquillity and an active lifestyle.

**SURFACES**

Living area	~ 164 m <sup>2</sup>
Surface of parcel	~ 610 m <sup>2</sup>
Terrace surface	~ 60.2 m <sup>2</sup>
Surface ground floor	~ 198 m <sup>2</sup>

**CARACTERISTICS**

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of terraces	3
Year of construction	2025
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Parking places	Yes, obligatory

**DISTANCES**

Station	3721 m
Public transports	237 m
Primary school	676 m
Secondary school	6747 m
Stores	1380 m
Post office	1349 m
Bank	5508 m
Restaurants	854 m

**DISTRIBUTION****Lower ground floor**

- Entrance hall
- WC / shower
- Technical room
- 3 bedrooms
- Terrace

**Upper ground floor**

- WC/shower
- Living/dining room
- Open kitchen
- Bedroom
- 2 terraces





## CONSTRUCTION

Built by a general contractor, the villa benefits from complete coordination and quality workmanship.

Its reinforced concrete structure meets current energy standards and offers high-performance insulation.

Heating is provided by an air/water heat pump with underfloor diffusion, complemented by photovoltaic solar panels.

Thanks to triple-glazed windows and electric external blinds, the home guarantees excellent energy efficiency.

Modern finishes, including a fully equipped kitchen, quality sanitary facilities and meticulous exterior landscaping, complete the package.

Switzerland

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## PROXIMITY

- Villa area
- Lake
- Harbour
- Beach
- Bus stop

## OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Parking
- Visitor parking space(s)
- Ground level access

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Built-in closet
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Dishwasher
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New

## ORIENTATION

- South
- East

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- With an open outlook
- Lake

## STYLE

- Modern

## FINANCIAL DATA

**Price**

**CHF 1'650'000.-**

**Availability**

To be discussed

**Judicial form**

En nom propre

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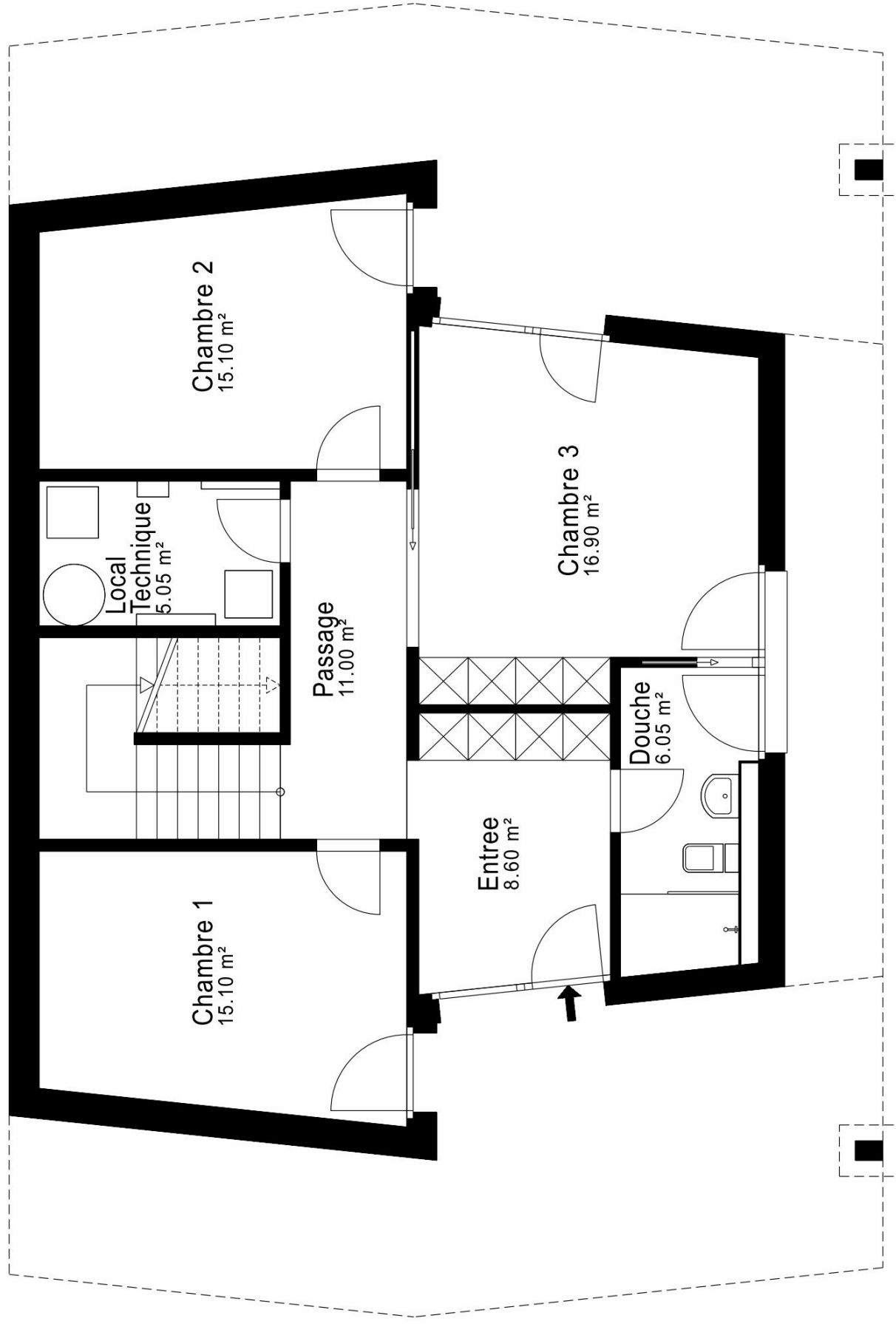




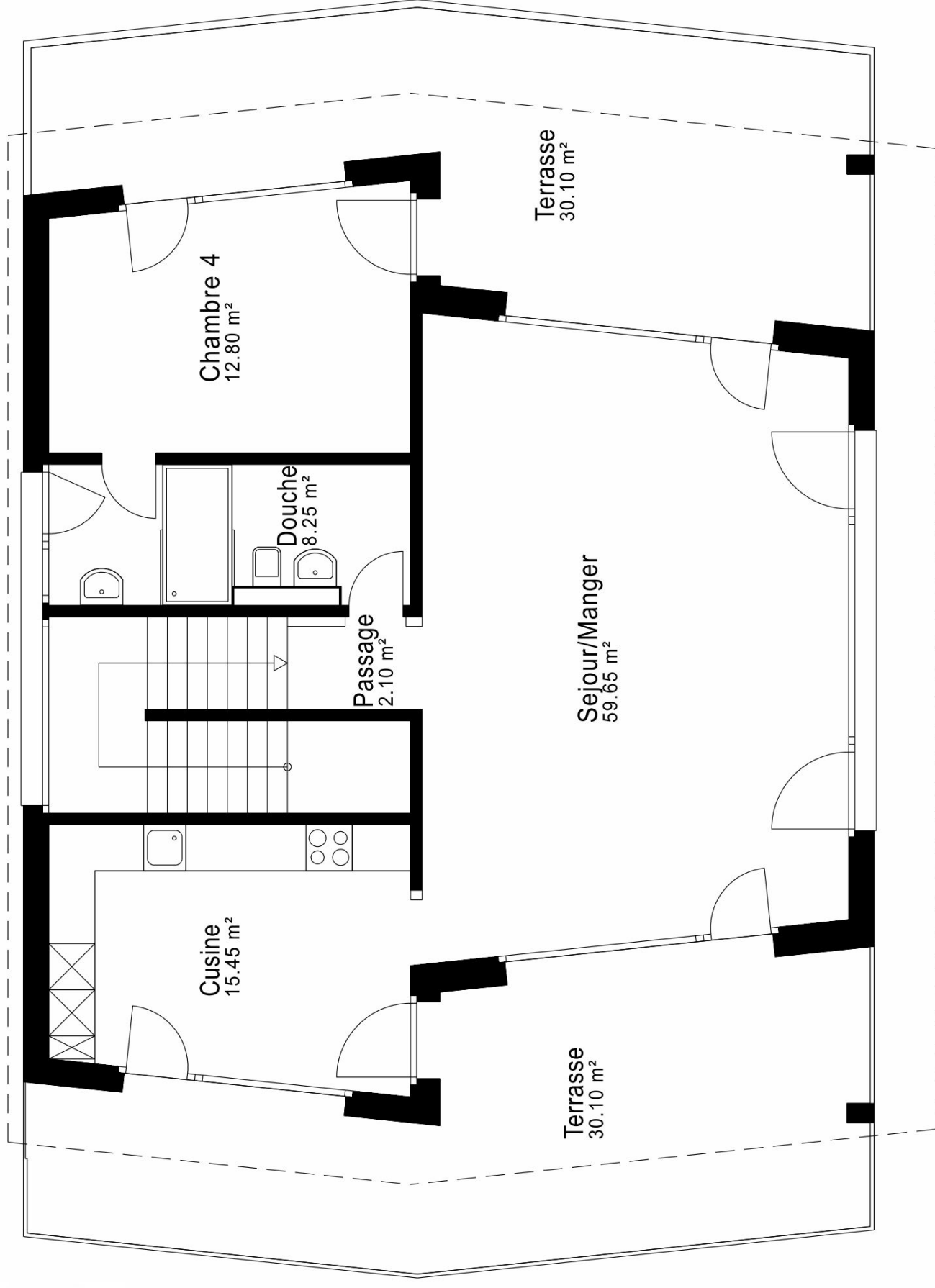








Rez inférieur

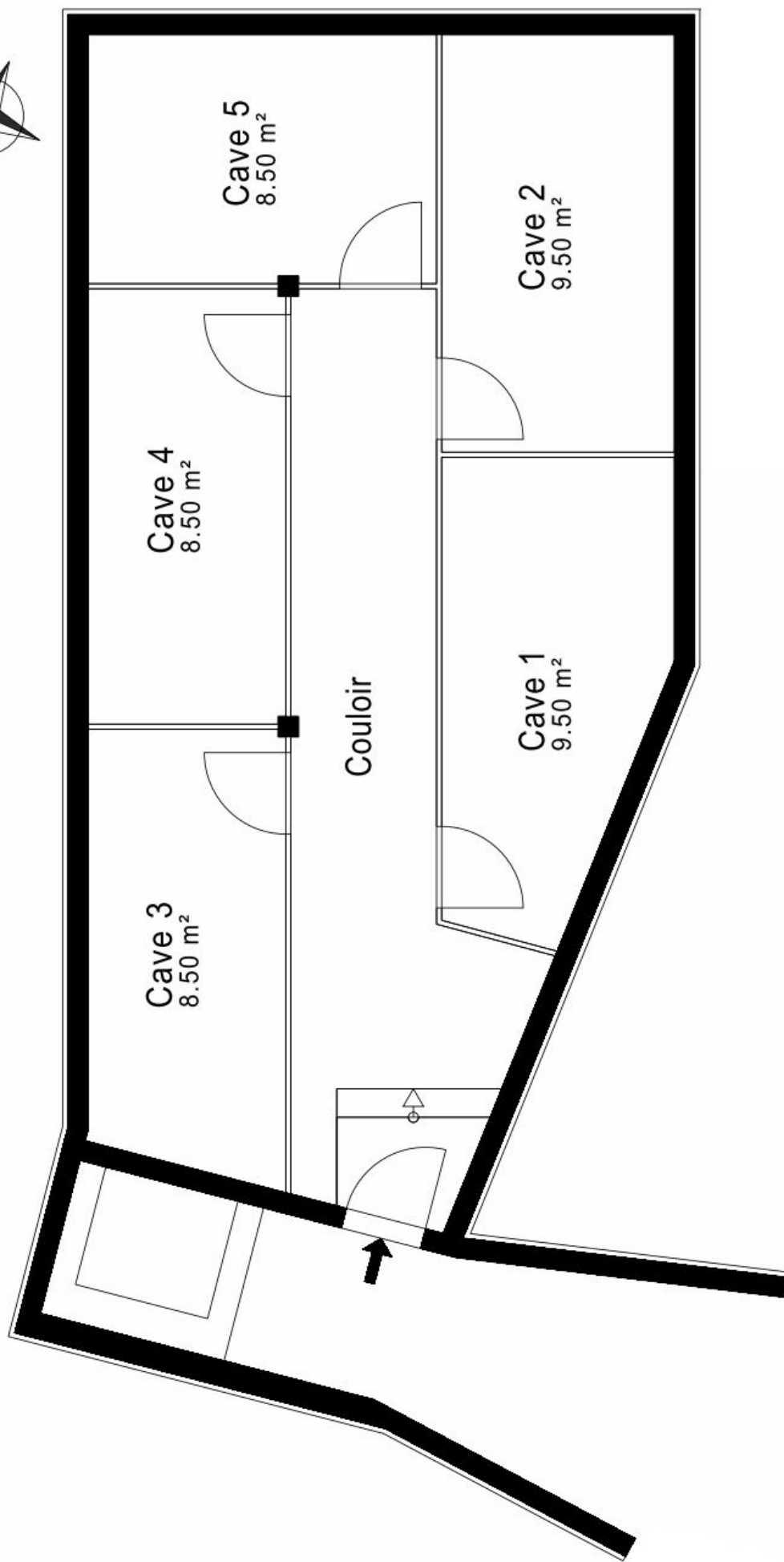


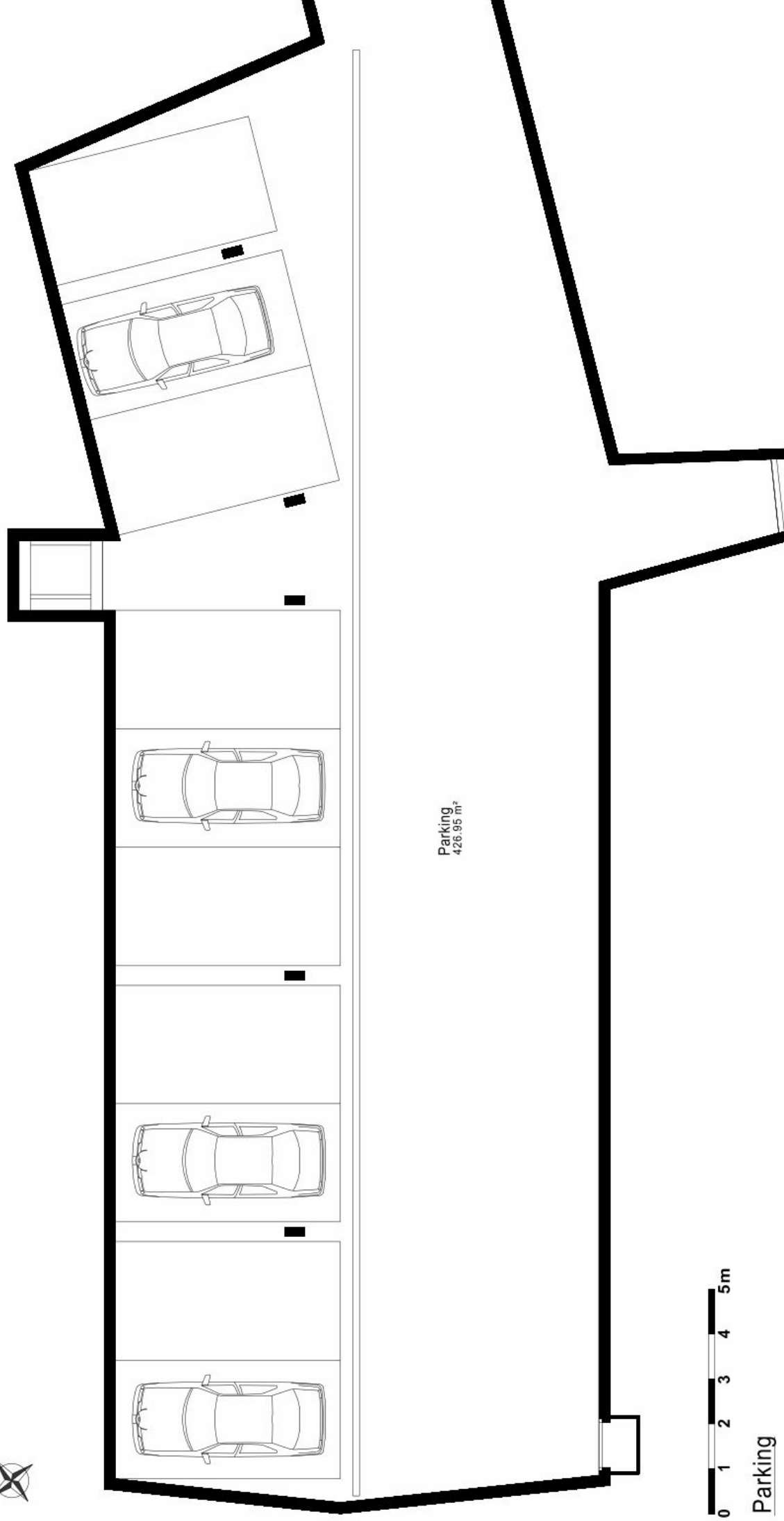
Rez supérieur





0 1 2 3 4 5m





Parking  
426.95 m²

0 1 2 3 4 5m

Parking