

# JONGNY



Contemporary family villa in a peaceful  
neighborhood

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**CHF 1'750'000.-**



4.5



3



145 m<sup>2</sup>

n° ref.

**5819811\_044418**



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## SITUATION AND DESCRIPTION

Ideally located in a privileged residential area in the commune of Jongny, this high-standard detached house, erected in 2020, captivates with its peaceful location and views of Lake Geneva and the Alps.

Built with high-quality materials and modern finishes, it benefits from the latest energy-efficiency standards, including triple glazing and a hybrid solar and gas heating system, guaranteeing comfort and performance.

Elevated on a beautiful plot, the property boasts generous volumes and an ideal layout for a family looking for a serene, contemporary living environment. The living rooms, bathed in light thanks to large bay windows, open onto a terrace and garden, allowing you to take full advantage of the panoramic views.

The location is particularly advantageous: just a few minutes from the center of Vevey and its amenities, the house combines tranquility with proximity to schools, shops and public transport.

## **SURFACES**

Living area	145 m <sup>2</sup>	- A shower room
Garden surface	417 m <sup>2</sup>	- A laundry room
Useful surface	173 m <sup>2</sup>	

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of terraces	1
Year of construction	2020
Second home	Non authorized

## **ANNEXES**

- Storage room (reduced)
- 4 outdoor parking spaces

## **DISTANCES**

Station	1472 m
Public transports	162 m
Nursery school	313 m
Secondary school	1510 m
Stores	1072 m
Post office	1072 m
Restaurants	163 m
Park / Green space	728 m

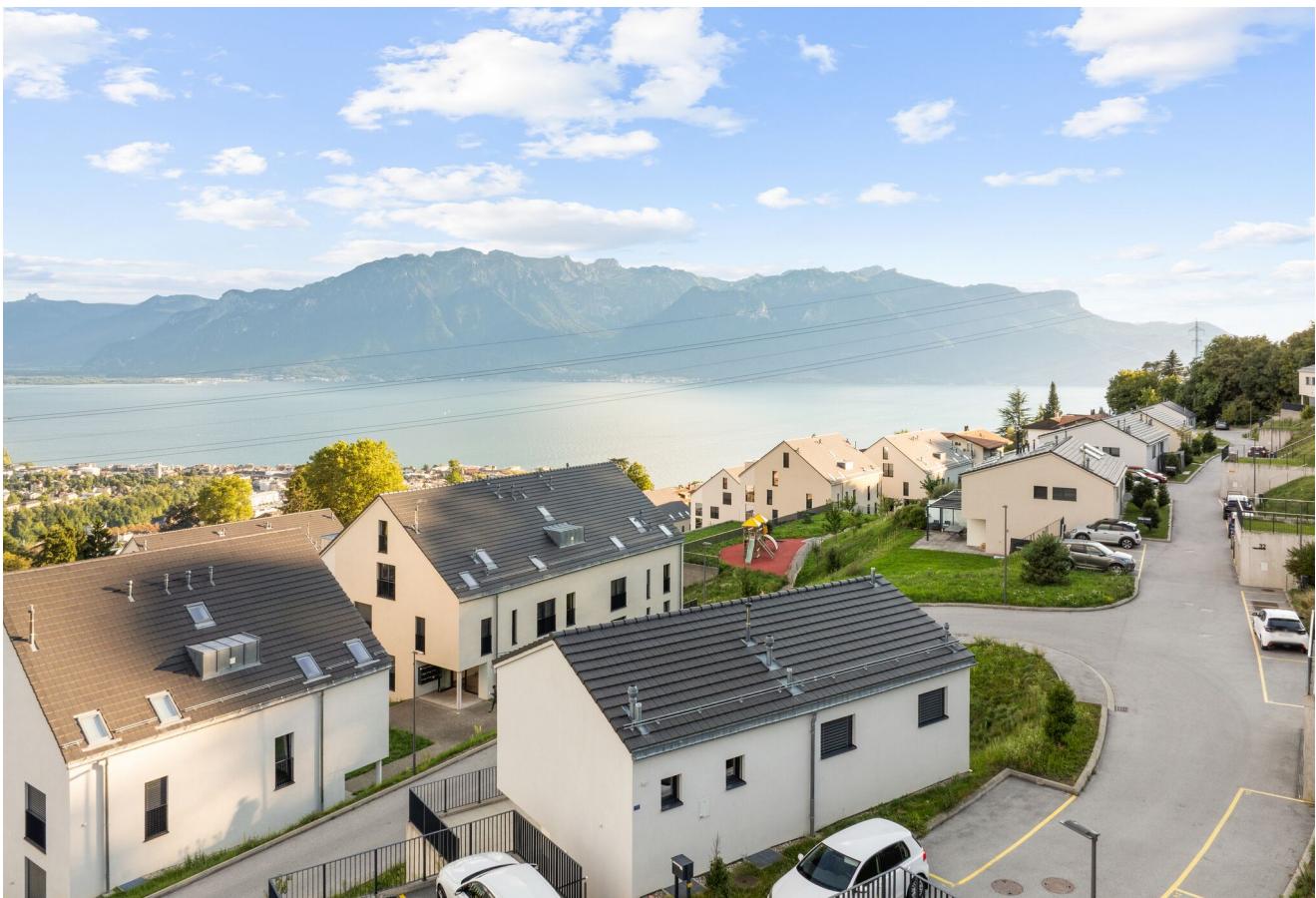
## **DISTRIBUTION**

### **Ground floor**

- Entrance hall
- Living and dining area with open kitchen, giving direct access to the terrace
- Separate WC
- Utility room with heating

### **1st floor**

- Two bedrooms
- A master suite with dressing room and en suite bathroom



## CONSTRUCTION

Erected in 2020, this home boasts the highest modern standards of comfort and energy efficiency. Its high-performance insulation, combined with triple-glazed windows, guarantees excellent thermal and sound efficiency. The hybrid heating system, combining gas and solar energy, ensures optimized, sustainable consumption.

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Lake
- Vineyard
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Storeroom
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Storeroom
- Unfurnished
- Triple glazing
- Bright/sunny
- Natural light

## EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new
- In it's current state

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Lake
- Alps

## STYLE

- Modern

## FINANCIAL DATA

### Price

CHF 1'750'000.-

### Availability

To be discussed

### Judicial form

En nom propre

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