

LUTRY



An art of living

Price upon request

Price of parking place(s) in addition



12



8



~424 m²

n° ref. **045427**



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SITUATION AND DESCRIPTION

Dominating Lake Geneva from one of Lutry's most sought-after areas, this exceptional property with 424 m², offers a unique experience and embodies the perfect blend of refinement and timeless charm.

Posed in a confidential environment it is just a stone's throw from the shops of La Croix sur Lutry, a few minutes from the center of Lutry, its harbor, shops and restaurants as well as all surrounding amenities.

The property dating from 1984 and renovated in 2010, embodies classic elegance. The architecture, with its symmetrical, balanced lines, is distinguished by the finesse of its details. It was conceived as a work of art, blending craftsmanship with the finest materials. The reception areas are bathed in light letting in the beautiful lake views from every room.

The 2,810 m² landscaped grounds open onto the city

of Lausanne and the shores of the lake. Several terraces and a garden pavilion invite contemplation and the privilege of a daily life turned towards nature. An independent outbuilding, dedicated to well-being and leisure, houses a vast indoor swimming pool, complete with bathroom, adjoining a spacious terrace with panoramic views. The first floor of the outbuilding benefits from a private area dedicated to household staff, comprising a bedroom and bathroom.

Finally, a second outbuilding dedicated to service functions offers a hotel-level kitchen as well as a laundry room ensuring complete autonomy, and lends itself to the organization of summer evenings in an enchanting setting facing the lake.

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SURFACES

Living area	~ 424 m ²
Surface of parcel	~ 2810 m ²
Garden surface	~ 1255 m ²
Volume	~ 1982 cbm

CARACTERISTICS

Number of rooms	12
Number of bedrooms	8
Number of bathrooms	6
Year of construction	1984
Year of restoration	2010
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	8 included
Parking places	Yes, obligatory

DISTANCES

Public transports	90 m
Primary school	1700 m
Stores	540 m
Restaurants	540 m

DISTRIBUTION**Ground floor**

- Technical rooms
- A living room with veranda adjoining a spacious terrace
- A living room with fireplace
- Three bedrooms
- A storeroom
- A kitchen
- A bathroom
- Three storerooms

Upper ground floor

- A beautiful entrance
- A living room with fireplace
- A dining room
- A kitchen
- A guest toilet
- A bathroom

1st floor

- A distribution hall
- Three bedrooms
- Two bathrooms
- A kitchen

PROXIMITY

- Villa area
- Green
- Lake
- Residential area

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Fence
- Annex
- Gardenhouse
- Storeroom
- Garage

INSIDE CONVENIENCES

- Cellar
- Wine cellar
- Storeroom
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

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

- Alarm
- Interphone
- Oversee camera

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Garden
- Alps

FINANCIAL DATA**Price****Availability****Judicial form****Price upon request**

To be discussed

En nom propre

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