

# JONGNY



Charming house with lake view

**CHF 1'475'000.-**

Price of parking place(s) in addition



5.5



4



190 m<sup>2</sup>

n° ref. **046145**



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## SITUATION AND DESCRIPTION

For sale - Beautiful 6.5-room contiguous house in Jongny, with breathtaking lake views

Located in a peaceful residential area of Jongny, this magnificent 6.5-room, 190m<sup>2</sup> contiguous house offers an ideal living environment for a family looking for comfort, tranquility and an exceptional panorama.

### Main features:

- Living area: about 190 sqm
- Plot size: 542 sqm
- Rooms: 6.5 including 4 spacious bedrooms
- Furnished attic with beautiful high ceilings, ideal as office space, games room, reading corner or bedroom
- Ground floor with hall and separate bedroom with shower room, possible annex activity or studio
- Closed kitchen with access to garden at rear of house

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

- Luminous living room with direct access to balcony
- Garage and two parking spaces in front of the house
- Panoramic views of Lake Geneva and the Alps
- Very quiet, leafy surroundings

This house benefits from optimal orientation, offering plenty of natural light throughout the day. The private garden and terrace provide a haven of peace to enjoy the sunny days overlooking the lake.

The property is close to schools, amenities and public transport, while being protected from nuisances.

To be visited without delay!

**SURFACES**

Living area	190 m <sup>2</sup>
Surface of parcel	542 m <sup>2</sup>
Balcony Surface	20.6 m <sup>2</sup>
Useful surface	190 m <sup>2</sup>
Volume	752 cbm

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of balcony	2
Number of terraces	2
Year of construction	1985
Year of restoration	2011
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	2 included
Number of boxes	1 included
Total nb. of parkings	3 included
Energy efficiency	C
Building envelope	D
Parking places	Yes, obligatory

**DISTANCES**

Public transports	61 m
Stores	1643 m
Restaurants	620 m

**DISTRIBUTION****Ground floor**

- Entrance hall
- Independent bedroom
- Shower room
- Laundry room
- Technical room
- PC storage room
- Lake view

**1st floor**

- Visitor toilet
- Kitchen
- Living room
- Balcony
- Lake view

**2nd floor**

- Three bedrooms
- Bathroom
- Balcony
- Lake view

**3rd floor**

- Furnished attic over 30m<sup>2</sup>
- very high ceiling height



## MUNICIPALITY

Located on the heights of the Vaud Riviera, the commune of Jongny offers a privileged living environment with panoramic views of Lake Geneva and the Alps. Residential and peaceful, it benefits from a verdant environment while remaining close to Vevey and its many amenities, shops, schools and transport links. Its dominant location and peacefulness make it a sought-after place to live in the region.

## CONSTRUCTION

Built in 1985, the house is spread over four levels. It is equipped with gas heating distributed by radiators. The floors are composed of parquet, tiles and carpet, offering a functional and comfortable distribution of spaces.

**NEIGHBOURHOOD**

- Villa area
- Lake
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary school
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Shed
- Parking
- Box
- Visitor parking space(s)
- Middle house

**INSIDE CONVENIENCES**

- Without elevator
- Box
- Separated lavatory
- Guests lavatory
- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Oversee camera

**FLOOR**

- Tiles
- Parquet floor
- Carpet

**CONDITION**

- Good
- In it's current state

**ORIENTATION**

- South

**EXPOSURE**

- Good
- All day

**VIEW**

- Nice view
- Clear

**FINANCIAL DATA****Price****CHF 1'475'000.-****Availability**

To be discussed

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- With an open outlook
- Lake
- Mountains

**STYLE**

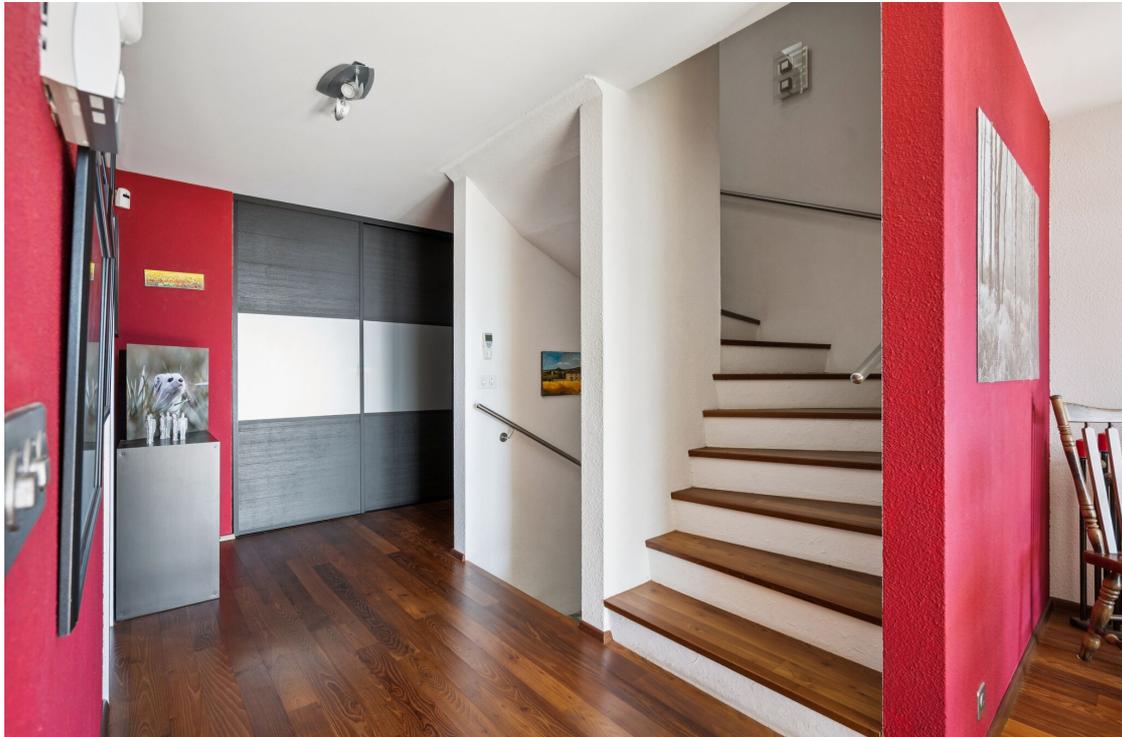
- Classic



Balcony 3rd floor



Lake view



1st floor





Living room with fireplace



Kitchen



Room 1



Room 2



Room 3



Bathroom



Attic