

LUTRY



In the heart of the vineyards, an exceptional
winegrower's house

Price upon request

Parking place(s) included



10.5

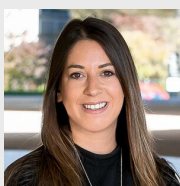


5



~360 m²

n° ref. **042585**



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SITUATION AND DESCRIPTION

In the heart of the vineyards, in a peaceful setting, reveals this exceptional winegrower's house, built in 1532 and completely renovated in 2008, then carefully modernized over the years. Set on more than 8,200 m² of land, it offers a rare living environment, combining authenticity and contemporary comfort.

Distributed over approximately 360 m² of living space, the house seduces with its generous volumes, noble materials and omnipresent natural light. The kitchen opens onto the dining room, leading to a bright living room extended by a panoramic veranda offering spectacular views of the vineyards and Lake Geneva. Upstairs, a double living room with fireplace, three bedrooms, two shower rooms and an office ensure comfort and privacy.

The attic accommodates a gym, a guest bedroom with dressing room and en-suite bathroom, as well as a superb master suite with its own dressing room and

bathroom.

Externally, Three large terraces, one with a summer kitchen, allow you to take full advantage of the calm and surrounding nature. A garden, private vineyards and a double garage complete this exceptional property.

A unique place to live between vineyards and lake - a real favorite for lovers of charm and authenticity.

SURFACES

Living area	~ 360 m ²
Surface of parcel	~ 8255 m ²
Garden surface	~ 436 m ²
Total surface	~ 471 m ²
Volume	~ 1944 cbm

CARACTERISTICS

Number of rooms	10.5
Number of bedrooms	5
Year of construction	1532
Year of restoration	2008
Heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Total nb. of parkings	4 included

DISTANCES

Public transports	290 m
Restaurants	879 m

DISTRIBUTION**Garden floor**

- Entrance hall
- Double garage
- Two cloakrooms
- Visitors' WC
- Laundry room
- Technical room
- Kitchen / Dining room
- Living room
- Veranda
- Terraces ③
- Outdoor kitchen

1st floor

- Living room & library
- Dressing room
- WC

- Bedroom with dressing room and bathroom
- Office
- Two bedrooms
- Bathroom

Under the roof

- Parent suite with dressing room and bathroom
- Fitness
- Bedroom with shower room



CONSTRUCTION

MAISON VIGNERONNE classified as Note 4 in the architectural census of the canton of Vaud

OUTSIDE CONVENIENCES

- Three terraces
- Outdoor kitchen
- Fountain
- Vines

Switzerland

Sotheby's

INTERNATIONAL REALTY

PROXIMITY

- Villa area
- Green
- Lake
- Vineyard
- Residential area
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Shed
- Outdoor-kitchen

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Veranda
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- With character

EQUIPMENT

- Shower

- Bath
- Alarm

FLOOR

- Parquet floor
- Stone

CONDITION

- Good

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Mountains

STYLE

- Character house

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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