

LUTRY



Contemporary manor house with exceptional panoramic view

CHF 6'950'000.-



9



6



~440 m²

n° ref.

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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Located in the prestigious commune of Lutry, in the heart of a sought-after residential area in the canton of Vaud, this magnificent detached property offers an exceptional living environment. It combines tranquility and proximity to amenities. Just a stone's throw from La Conversion train station and the charming Bourg de Lutry, it offers rapid access to the center of Lausanne in just 10 minutes.

Built in 1968 and fully renovated, this property offers a generous 440 m² of living space, on a vast 1,527 m² plot overlooking the lake.

As soon as you enter, the tone is set: a beautiful reception room with built-in cupboards, a vast, bright living room with fireplace, and large picture windows

giving access to a magnificent terrace with panoramic views. The breathtaking view accompanies every moment of life. An elegant dining room, a spacious luxury Gaggenau fully-equipped kitchen, and two offices with balconies complete this level.

For your entertaining moments, a private cinema area guarantees a warm and immersive atmosphere. An access to the attic offers additional space ideal for storage.

The lower level is dedicated to the night space with four generously proportioned bedrooms, each benefiting from its own private bathroom and direct access to the outdoors. The master suite, a true haven of peace, opens onto an exclusive 60m² patio, including a wellness area with Jacuzzi and an outdoor lounge dedicated to relaxation.

A laundry room and cellar complete this level.

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Outside, everything is designed to enjoy an idyllic setting: a large terrace with panoramic lake views, perfect for entertaining in style. A spacious courtyard with automatic gate, a double garage and two outdoor parking spaces add an extra touch of comfort.

Built with quality materials and designed to offer bright, functional spaces, this rare property is sure to appeal to lovers of exceptional places.

A privileged living environment: located just a stone's throw from La Conversion train station and the Bourg de Lutry, just 10 minutes from the center of Lausanne, this villa represents a unique opportunity not to be missed!

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SURFACES

Living area	~ 440 m ²
Surface of parcel	~ 1527 m ²
Garden surface	~ 1270 m ²
Volume	~ 2175 cbm

CARACTERISTICS

Number of rooms	9
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	5
Number of balcony	3
Year of construction	1968
Year of restoration	2024
Second home	Non authorized
Parking places	Yes, obligatory

DISTANCES

Public transports	130 m
Primary school	150 m
Stores	500 m
Restaurants	300 m



REMARKS

Significant potential for expansion

PROXIMITY

- Green
- Mountains
- Lake
- Residential area
- Railway station
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Jacuzzi

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Home cinema
- Built-in closet
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer

- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Electric gate
- Home automation

FLOOR

- Parquet floor
- Marble

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Mountains

FINANCIAL DATA**Price****CHF 6'950'000.-****Availability**

To be discussed

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