

ST-AUBIN FR



Spacious family home, absolute calm and
unspoilt natural setting

CHF 1'590'000.-

Parking place(s) included



8.5



6



~252 m²

n° ref. **043828D**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

Frederik Ellegaard
+41 78 758 40 25
frederik.ellegaard@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

Located in a peaceful, leafy residential environment, this luxury detached house offers a privileged living environment, ideal for a family in search of comfort, space and privacy.

Distributed over three levels, the property captivates with its harmonious interior layout, designed to combine functionality, conviviality and quality features.

In the basement, a distinctive space blends utility and relaxation with two bedrooms, a wine cellar with high-end tasting room, a laundry room (which can be used as a bathroom) as well as a technical room.

The lower ground floor, the true heart of the house, hosts a vast living room bathed in light with direct access to a terrace and a private garden, with no overlooking, thanks to its location on the edge of the

forest. A modern, elegant open kitchen blends seamlessly into the living space. This level also includes a master suite with dressing room and en-suite bathroom, as well as a guest WC.

On the upper floor, there are three generous bedrooms, a second bathroom, as well as a large entrance hall with independent access, offering great design flexibility (office space, additional bedroom, etc.).

A covered area for two vehicles and an outdoor parking space complete this property with its many assets.

This house subtly combines top-of-the-range amenities, serene surroundings and generous volumes, for a rare quality of life.

SURFACES

Living area	~ 252 m ²
Surface of parcel	~ 1146 m ²
Volume	~ 1300 cbm

CARACTERISTICS

Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	3
Year of construction	2018
Year of restoration	2025
Heating system	Air to water heat pump
Heating installation	Floor
Outside parking place/s	3 included
Parking places	Yes, obligatory

DISTANCES

Public transports	134 m
Primary school	187 m
Stores	880 m
Restaurants	239 m

PROXIMITY

- Village
- Villa area
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school

- Oven
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Alarm
- Code door
- Controlled ventilation

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Storeroom
- Covered parking space(s)

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Storeroom
- Built-in closet
- Air conditioning
- Mosquito screen
- Triple glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Induction cooker

FLOOR

- Tiles

CONDITION

- As new

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Panoramic
- With an open outlook
- Garden
- Forest

FINANCIAL DATA

Price

CHF 1'590'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.













