

LUGNORRE



Magnificent 4-room triplex apartment full of
charm

CHF 1'030'000.-

Price of parking place(s) in addition



4



2



~125 m²

n° ref. **043980D2**



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SITUATION AND DESCRIPTION

Located in the peaceful village of Lugnorre, in the heart of the popular commune of Mont-Vully, this magnificent 4-room triplex apartment is a real gem. Nestled in an 18th-century building tastefully renovated in 2025, it combines the charm of the past with modern comfort of the highest standard.

This exceptional property is part of a small, intimate PPE of just three units, guaranteeing calm and conviviality. It benefits from a superb private walled garden of around 200 sq.m., offering a verdant living environment, ideal for enjoying fine weather in complete privacy.

The apartment offers a generous living area of around 125 sq.m., spread over three levels with a fluid and harmonious distribution.

The first floor hosts an entrance hall with visitor WC,

as well as a beautiful living room bathed in natural light thanks to a large bay window giving access to the terrace and garden. The elegant, functional open-plan kitchen blends seamlessly into the cosy living and dining area. A laundry room, also acting as storage space, completes this level.

On the first floor, you'll find a spacious bedroom, a shower room with bath, shower, double basin, as well as an open-plan office space, ideal for telecommuting or leisure.

Under the attic, a second bedroom full of charm with exposed beams offers a warm atmosphere and an escape onto Lake Morat. Particular attention has been paid to brightness throughout, highlighting the noble materials and high-quality finishes.

An outdoor parking space is included, with the

possibility of renting a second space.

This rare property seduces with its cachet, meticulous renovation and private garden, all in a privileged living environment just a stone's throw from nature and amenities. A sure-fire favorite for lovers of authenticity and modern comfort.

SURFACES

Living area	~ 125 m ²
Garden surface	~ 200 m ²
Terrace surface	~ 20 m ²

CHARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	2
Communal tax	58 %

ANNEXES

- Outdoor parking space

DISTANCES

Station	4225 m
Public transports	192 m
Primary school	2983 m
Secondary school	5150 m
Stores	3223 m
Post office	174 m
Bank	4357 m
Hospital	4312 m
Restaurants	192 m

DISTRIBUTION**Garden floor**

- Entrance hall
- Visitors' WC
- Fitted kitchen
- Dining room
- Living room
- Laundry and storage room
- Terrace

1st floor

- Bedroom
- Mixed shower room
- Open office

Under the roof

- Bedroom



CONSTRUCTION

The building, which dates back to the 18th century, was completely renovated between 2024 and 2025. This meticulous work preserved the charm of the old, notably through the conservation of certain period beams, while bringing modern comfort thanks to quality materials and contemporary equipment.

The apartment benefits from the following features:

- Integrated wall cabinets
- Remote-controlled electric blinds on roof windows (Velux)
- Triple-glazed windows
- Underfloor heating powered by a geothermal heat pump
- Wood stove
- Private, fully fenced garden

- Individual thermostats in each bedroom

OUTSIDE CONVENIENCES

- Private fenced garden

INFORMATION

Number of floors above ground	3
Year of construction	1780
Number of flats	3
Year of restoration	2025
Heating installation	Floor, Stove
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde, Wood

PROXIMITY

- Village
- Lake
- Beach
- Harbour
- Marina
- Vineyard
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden

- Quiet
- Greenery
- Fence
- Storeroom
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Built-in closet
- Swedish stove
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Private laundry
- Connections for washing tower
- Shower
- Bath

FINANCIAL DATA

Price	CHF 1'030'000.-
Price park.ext ⓘ	CHF 15'000.-
Total price	CHF 1'045'000.-
Availability	To be discussed
Judicial form	En PPE

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- Phone
- WiFi
- Internet connection
- Electric blind

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Lake
- Garden
- Mountains
- Alps













