

# LUTRY



EXCLUSIVITY | VILLA WITH SPECTACULAR  
VIEWS

**CHF 4'700'000.-**

Parking place(s) included



8



6



~270 m<sup>2</sup>

n° ref. **034908**



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## SITUATION AND DESCRIPTION

Cardis Sotheby's International Realty exclusively offers this exceptional villa of almost 300m<sup>2</sup> of living space in the charming commune of Lutry, offering breathtaking panoramic views of Lake Geneva and the Alps.

Bathed in light, it will seduce you with its elegant architecture and privileged setting. The well-tended exteriors and terraces invite you to enjoy unique moments overlooking a landscape of singular beauty.

A heated swimming pool, a sauna and a garage for 8 cars ideally complete the property.

Contact me for more information and/or to arrange a viewing.

## SURFACES

Living area	~ 270 m <sup>2</sup>
Surface of parcel	~ 790 m <sup>2</sup>
Useful surface	~ 300 m <sup>2</sup>
Volume	~ 1722 cbm

## CARACTERISTICS

Number of flats	2
Number of floors above ground	2
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	4
Number of balcony	1
Number of terraces	3
Year of construction	1995
Year of restoration	2015
Second home	Non authorized
Inside parking place/s	8 included
Total nb. of parkings	8 included
Basements	1
Parking places	Yes, obligatory

## PROXIMITY

- Villa area
- Green
- Lake

## OUTSIDE CONVENIENCES

- Quiet
- Garage
- Swimming pool

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Separated lavatory
- Guests lavatory
- Fireplace
- Double glazing
- Bright/sunny
- Traditional solid construction

## EQUIPMENT

- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good
- To be renovated

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Panoramic
- Lake
- Alps

## FINANCIAL DATA

### Price

**CHF 4'700'000.-**

### Availability

To be discussed

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