

LUTRY



EXCLUSIVITY | VILLA WITH SPECTACULAR
VIEWS

CHF 4'700'000.-

Parking place(s) included



8



6



~270 m²

n° ref. **034908**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Léa Ventura

+41 79 758 88 77 - Fax +41 21 781 01 00

lea.ventura@swsir.ch



SITUATION AND DESCRIPTION

Cardis Sotheby's International Realty exclusively offers this exceptional villa of almost 300m² 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 ²
Surface of parcel	~ 790 m ²
Useful surface	~ 300 m ²
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

Switzerland

Sotheby's
INTERNATIONAL REALTY

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

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

www.switzerland-sothebysrealty.ch







