

# CLARMONT



For sale: Villa

**CHF 3'150'000.-**

Parking place(s) included



10



5



310 m<sup>2</sup>

n° ref. **045112**



**Switzerland | Sotheby's International Realty**  
Grand-Rue 102, 1110 Morges

**Tiziano Fabbo**  
+41 79 322 19 27  
tiziano.fabbo@swsir.ch



**SURFACES**

Living area	310 m <sup>2</sup>
Surface of parcel	914 m <sup>2</sup>
Garden surface	700 m <sup>2</sup>
Non built surface [ sqm ]	72 m <sup>2</sup>
Volume	1267 cbm

**CARACTERISTICS**

Number of rooms	10
Number of bedrooms	5
Number of bathrooms	4
Number of terraces	2
Year of construction	2021
Heating system	Solar
Domestic water heating system	Solar
Heating installation	Floor
Outside parking place/s	4 included
Total nb. of parkings	4 included
Parking places	Yes, obligatory

**DISTANCES**

Public transports	250 m
Primary school	2500 m
Stores	1000 m
Restaurants	1500 m

**NEIGHBOURHOOD**

- Village
- Green
- Vineyard
- Shops/Stores
- Bus stop

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Dressing
- Wine cellar
- Heating Access
- Triple glazing
- Bright/sunny
- Skylights
- Natural light

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Bath
- Shower
- Photovoltaic panels

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal

**VIEW**

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

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 3'150'000.-****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.

















