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GRANDVAUX



Detached house
on 1'117 m² plot with optional
swimming pool
CHF 5'700'000.00

N° VI0140



MAUDE PYTHOUD

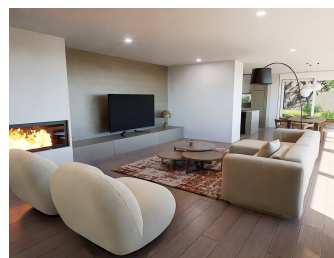
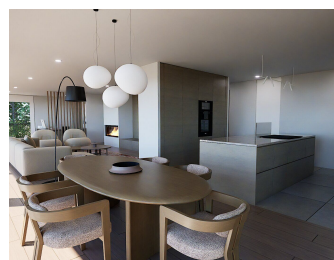
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DESCRIPTION

Nestled on a 1,117 m² plot, this residence, currently under construction, promises to meet the expectations of even the most demanding buyers in search of modernity and comfort.

Spread over three levels, this Minergie-certified residence is set in a peaceful, verdant setting, offering magnificent views of Lake Geneva and the Alpine peaks.

With a floor area of over 386 m², the property features the following layout:

The basement features two cellars of 15 m² and 10 m², as well as a utility room. A garage for three vehicles provides direct access to the property.

The garden level offers a vast living/dining room and kitchen totaling 77 m², opening onto the terrace of over 170 m², as well as a garden leading to a swimming pool (optional, at a cost of CHF 250,000). The view is panoramic. Also on this floor are an office area, a laundry room, a storeroom and a guest toilet.

The second floor features a 45 m² master suite with dressing room and en-suite bathroom. Three further bedrooms with en-suite shower rooms complete the layout.

The exterior, with its 542 m² garden planted with trees and its optional swimming pool, is also designed to meet the expectations of the most discerning, and offers unobstructed views.

A visitor's parking space is also available, providing additional convenience for

CHARACTERISTICS

Reference : VI0140

Number of rooms : 6.5

Number of bedrooms : 4

Number of bathrooms : 5

Living area : ~ 256 m²

Surface of parcel : ~ 1117 m²

Useful surface : ~ 386 m²

Garden surface : ~ 543 m²

Year of construction : 2025

Heating system : Heat pump

Domestic water heating system :

Heat pump

Availability : Fall 2026

guests.

As this is a work-in-progress, the interior configuration proposed by the developer can be customized to suit individual preferences.

A detailed description of the construction, plans and a schedule of quota-share sales for the acquisition of this off-plan property are available on request.

CLAUSE DE NON-RESPONSABILITÉ

Ce document ne constitue pas un engagement contractuel. Les informations mentionnées sont données sous réserve de modifications, d'erreurs ou d'omissions. Reproduction interdite.

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LOCATION

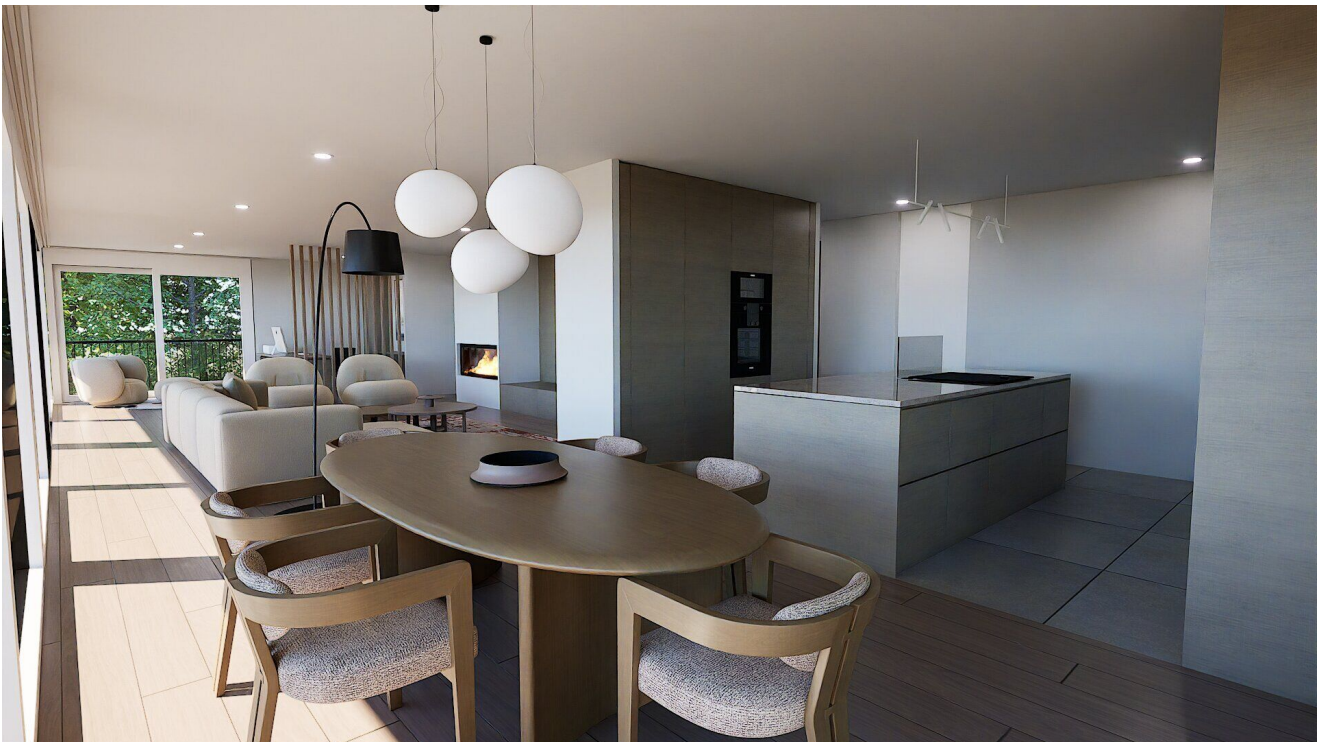
- Chemin de Jolimont 17 - 1091 Grandvaux
- Public transport: "Genevrey" bus stop 7 minutes' walk for route 381 (Palézieux-Gare - Cully-Gare). Grandvaux train station 15 minutes' walk away.
- Shops and amenities: Several local shops within 5 minutes' drive. The centers of Lutry and Cully can be reached in 10 minutes by car. The "Lutry/Belmont" freeway

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entrance/exit is a 7-minute drive away.

- Lausanne is 15 minutes away by car and Vevey 20 minutes.
- Schools: Bourg-en-Lavaux has 3 primary schools on its territory. The Scolaire Centre-Lavaux association brings together the communes of Chexbres, Puidoux, Rivaz, St-Saphorin and Bourg-en-Lavaux, and manages the organization of transport, the link between school and extracurricular activities for primary and secondary school pupils.
- Tax rate: 62.5
- Property tax: 1.50
- Local authority website: www.b-e-l.ch

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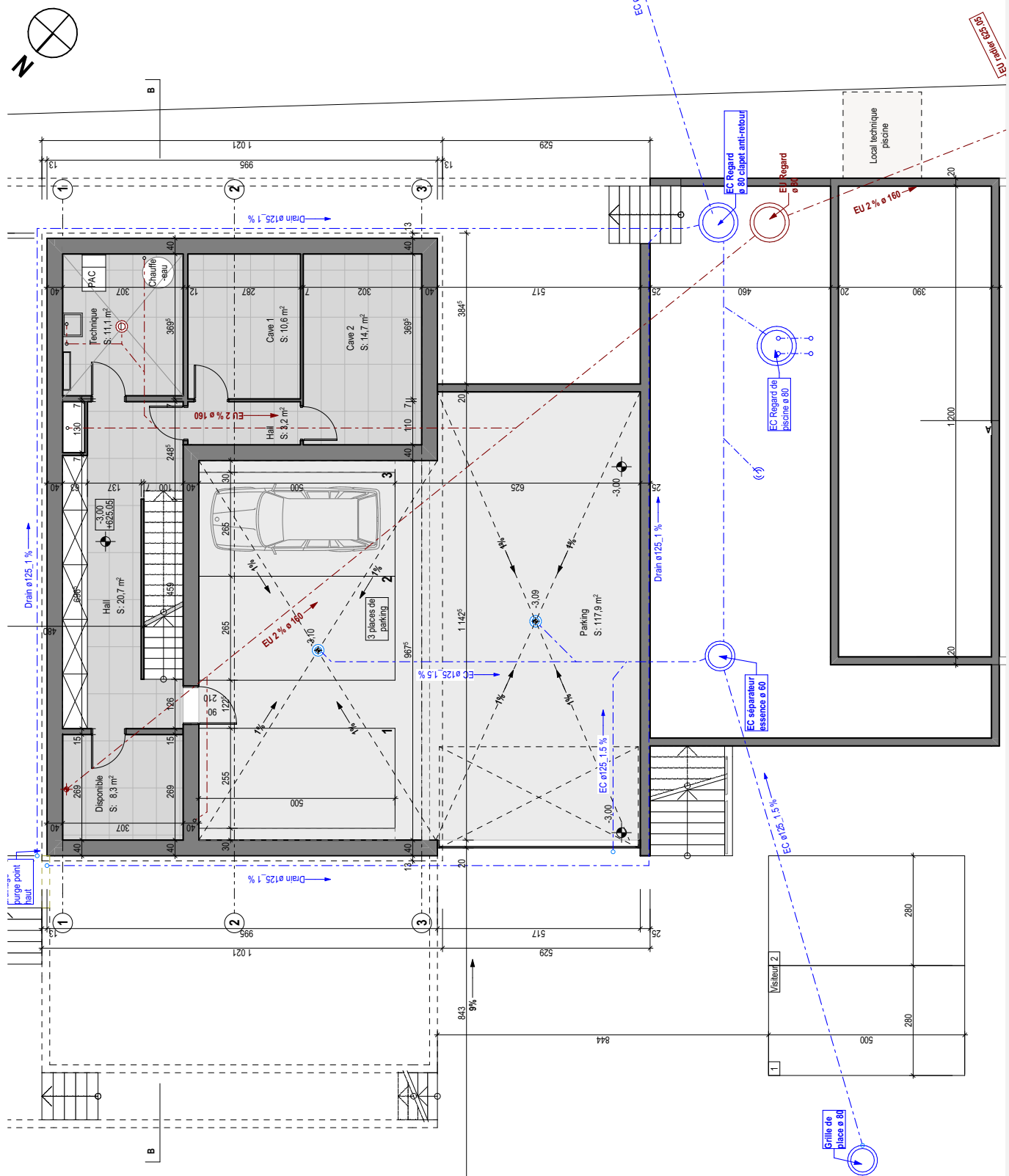


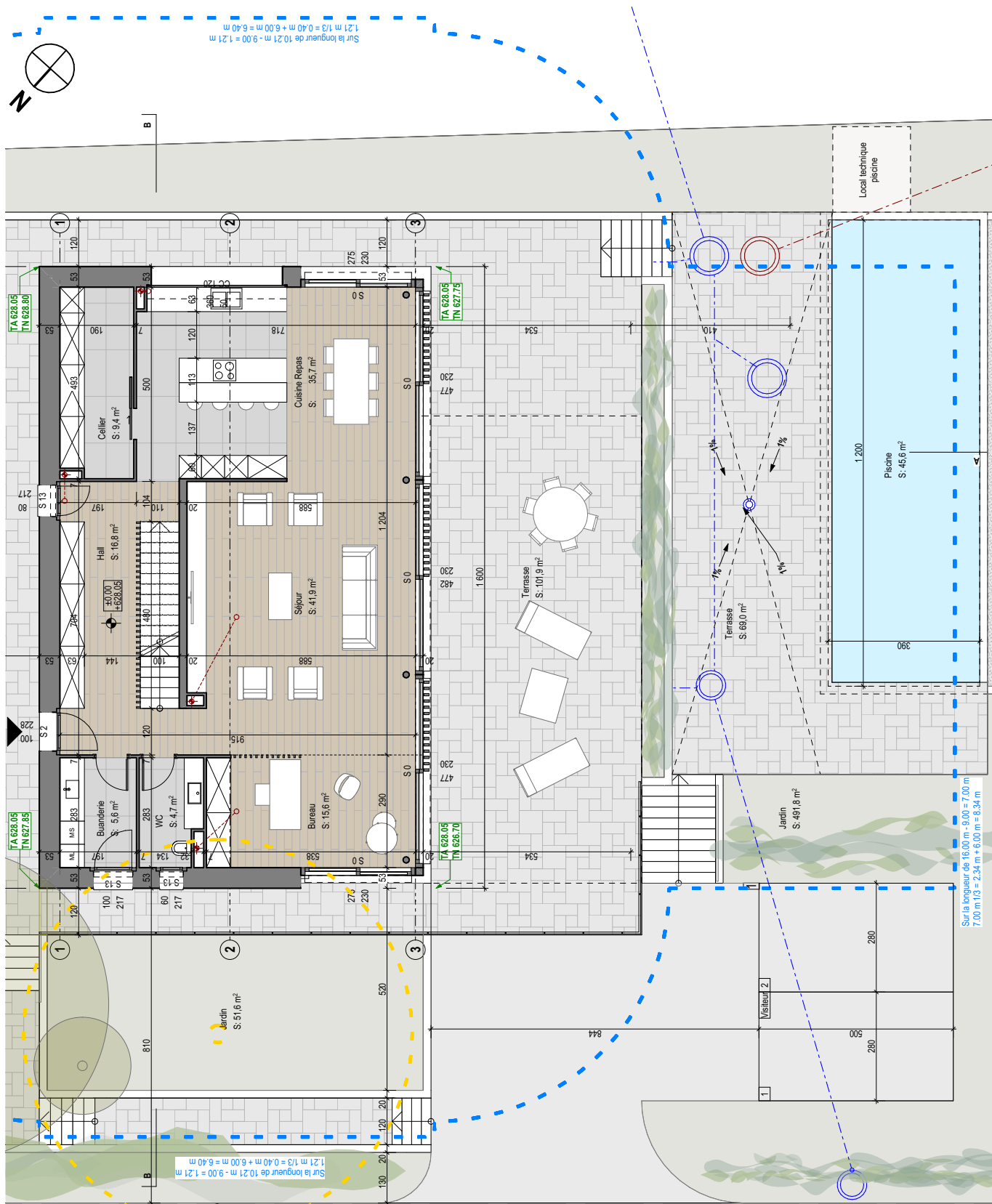
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Sur la longueur de 10.21 m - 9.00 = 1.21 m
1.21 m $\frac{1}{3}$ = 0.40 m + 6.00 m = 6.40 m