



## **EXCEPTIONAL PROPERTY WITH SPECTACULAR VOLUMES 1 MINUTE FROM THE LAKE!**

1028 Préverenges | Reference : 5947447

**CHF 6,800,000.-**



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# EXCEPTIONAL PROPERTY WITH SPECTACULAR VOLUMES 1 MINUTE FROM THE LAKE!

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This prestigious villa enjoys a rare location, just a minute's walk from the beautiful beach of Préverenges. Built on a plot of 1,524 m<sup>2</sup>, it offers a quiet, green and noise-free living environment, ideal for family life.

With 350 m<sup>2</sup> of living space spread over 9.5 rooms, the villa offers 7 bedrooms and 5 bathrooms, two superb living rooms with fireplaces and a layout designed for comfort and conviviality.

Architectural elegance and exceptional volumes on the ground floor:

This standard of living has been designed with a particular focus on space and light, offering a living environment that is both pleasant and perfectly functional.

From the entrance, a welcoming hall with cloakroom introduces a harmonious distribution of the different areas of the house. The eye is immediately drawn to the spacious living room of more than 50 m<sup>2</sup>, the real centerpiece, bathed in light and widely open to the outside thanks to generous bay windows giving access to an elegant terrace.

Adjacent to the living room is an independent lounge with unique architectural lines, offering a more intimate space, ideal for relaxing in a hushed atmosphere.

The spacious and perfectly proportioned kitchen benefits from a small adjoining space, allowing for optimal and discreet organization of daily life. You can use the gas cooker, glass-ceramic hob, grill and fryer, everything is there!

## CHARACTERISTICS

Reference: **5947447**

Type: **Single family house**

Availability: **To agree**

Rooms: **8.5**

Bedrooms: **7**

Bathrooms: **5**

Living area: **350 m<sup>2</sup>**

Ground surface: **1,524 m<sup>2</sup>**

Year of construction: **1990**

Heating type: **Gas**

Domestic water heating system: **Gas**

Heating installation: **Floor**



A comfortable office, adorned with a contemporary glass floor, brings a unique and resolutely modern touch to the whole, while providing a bright and inspiring workspace.

The service spaces are carefully integrated: an independent linen room, an elegant shower room and a cloakroom complete this level with practicality and discretion.

The central staircase, with its curved lines, structures the vertical circulation while contributing to the architectural character of the property and a large opening on the upper floors providing a generously sized and well-lit space.

On the first floor, sleeping areas designed with rigor and refinement.

Each room of the villa has been designed to offer comfort, privacy and functionality, with particular attention paid to the volumes and distribution of the water spaces.

Master bedroom – approx. 20 m<sup>2</sup> true centerpiece of the floor, seduced by its generous volumes and exclusive configuration.

It has direct access to a private bathroom, offering a spacious and elegant wellness area with a Jacuzzi, shower and double sinks, a dressing room completes this ensemble, creating an intimate universe.

A second bedroom Ideally positioned with access to the balcony and a view of the lake, it is bright and offers a pleasant and open setting with access to the outside and direct access to its shower room, allowing for almost private use depending on the family organization or the reception of guests.

This third bedroom offers a comfortable and well-proportioned space, perfect for a children's or friends' room.

The fourth bedroom located in a quiet area of the floor, offers a beautiful surface and a functional configuration.

The fifth, more intimate room, this versatile space can accommodate a children's bedroom, an office or a space dedicated to teleworking, its layout allows for maximum space optimization.

The basement, fully excavated and carefully designed, offers generous volumes and great flexibility of use, perfectly meeting the expectations of a demanding clientele.

It offers numerous functional and versatile spaces, ideal for a family as well as for leisure or wellness use:

- A spacious 25 m<sup>2</sup> area, designed as a convivial zone, perfect for a playroom, a relaxation area or a private lounge.
- A second large volume of 33 m<sup>2</sup>, which can be used as an additional playroom, fitness space or multipurpose room according to your needs.
- Beautiful carnotzet with integrated kitchen, perfect for convivial moments
- A modern technical room incorporating a heat pump, installed and renovated about 7 years ago, ensuring comfort and energy efficiency.
- A private laundry room that is independent, functional and well-organized.
- A full bathroom with toilet, sink and shower, providing optimal comfort at this level of the house.

The whole is completely finished with tiled flooring and neat painting, offering a clean, bright and ready-to-use finish.

The outdoor spaces are a true extension of the house: a terrace of more than 50 m<sup>2</sup> surrounding the villa, **creating a particularly enjoyable and convivial inside-outside continuity**, a wooded garden creates an atmosphere of private resort and a large swimming pool.

In terms of parking and practicality, the property has a large double garage of 52 m<sup>2</sup>, also incorporating a workshop space ideal for DIY or additional storage. In addition, 3 cars can park in front of the garage and along the plot of the villa, half of the road belonging to the villa, there is still space for about 8 more cars.

An exceptional property, ideal for a clientele seeking a living environment that combines standing, comfort and character.



Contact us today to arrange a viewing and discover this exceptional villa.

Silvia Granado 078 638 52 24 will be happy to arrange a visit on weekends as well.

23 years at your service!

### **CONTACT FOR VISITING**

Mrs. Silvia Granado Corbi

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Tel. : 0786385224

Comment : Visite également le samedi

## CHARACTERISTICS

CH-1028 Préverenges | **CHF 6,800,000.-**

### CHARACTERISTICS

Availability	<b>To agree</b>	Heating installation	<b>Floor</b>
Type	<b>Single family house</b>	Domestic water heating system	<b>Gas</b>
Reference	<b>5947447</b>	Condition of the property	<b>Good</b>
Rooms	<b>8.5</b>	Standing	<b>Upmarket</b>
Bedrooms	<b>7</b>	Living area	<b>350 m<sup>2</sup></b>
Bathrooms	<b>5</b>	Ground surface	<b>1,524 m<sup>2</sup></b>
Year of construction	<b>1990</b>	Interior parking	<b>2</b>
Heating type	<b>Gas</b>	Exterior parking	<b>10</b>

### CONVENIENCES

#### NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Harbour
- Beach
- Marina
- Residential area
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school
- Secondary school

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Covered parking space(s)
- Garage
- Swimming pool
- Jacuzzi

#### INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Wine cellar
- CP-Shelter
- Jacuzzi
- Hammam
- Swimming pool



- Built-in closet
- Fireplace
- Double glazing

- Skylights
- Bright/sunny
- With front and rear view

- Natural light
- With character
- Traditional solid construction

#### EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Steamer

- Fridge
- Dishwasher
- Gas stove
- Washing machine
- Dryer

- Shower
- Bath
- WiFi
- Internet connection
- Alarm

#### FLOOR

- Tiles

- Parquet floor

- Marble

#### CONDITION

- Good

#### ORIENTATION

- South

#### EXPOSURE

- Optimal

- All day

#### VIEW

- Nice view

- Lake

#### STYLE

- Atypical house

#### MISCELLANEOUS

- Not registered as Contaminated land



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## EXTERIOR VIEW





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## INTERIOR VIEW





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