

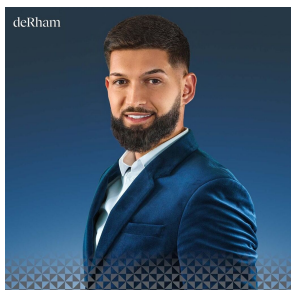
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LA TOUR-DE-PEILZ



Magnificent contemporary
semi-detached villa
CHF 1'790'000.00

N° MTX_PROMO_0007



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DESCRIPTION

Ideally located in a quiet, leafy residential area in the upper reaches of La Tour-de-Peilz.

Surrounded by a beautiful 973 m2 plot planted with trees, this superb 4.5 rooms is ideal for people seeking tranquility in a country setting yet close to amenities.

The villa is the subject of a superb contemporary project on plan.

The living area is 165 m2 and is spread over 2 levels with a large, beautifully wooded garden and a pergola on the roof.

The property is a 2-minute walk from the bus stop and just a few minutes from La Tour-de-Peilz town center, shops, schools and other amenities.

This property can be sold to non-resident foreigners as a second home

CONSTRUCTION

Property type: Semi-detached villa

Type of construction: Contemporary

Availability: January 2025

Sale to foreigners: No

Sale as second home: No

Year of construction: 2024

Year of renovation: -

Number of levels: 2 or 3 (selectable)

CHARACTERISTICS

Reference : MTX_PROMO_0007

Number of rooms : 4.5

Number of bedrooms : 3

Number of bathrooms : 3

Living area : 165 m²

Garden surface : 400 m²

Year of construction : 2025

Availability : Winter 2025

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Orientation: South-West

Number of rooms: 4.5

Number of bedrooms: 3

Number of bathrooms: 2 guest WC

Excavation: Possible

Heating system: Heat pump

Glazing: Triple

Insulation: Perimeter

Garden shed: Possible

GROUND FLOOR

Open-air exterior entrance

Interior entrance hall with built-in wardrobe

Visitor toilet

Living/dining room with access to terrace

Fully equipped open kitchen

Storage room to rear of kitchen

Cellar/technical room

1ST FLOOR

A master bedroom with bathroom and dressing room

Two large bedrooms with access to the terrace/balcony

A bathroom

ROOFING

Accessible with pergola and kitchenette

SPECIAL FEATURES

Options and prices

Option 1 : Semi-excavated basement CHF 120,000.-

Option 2 : Full basement: CHF 200,000.-

Option 3 : Car cover: CHF 50,000.-

Option 4 : Closed garage 2 pl. : CHF 100,000.-

Option 5 : Accessible rooftop: CHF 70,000.-

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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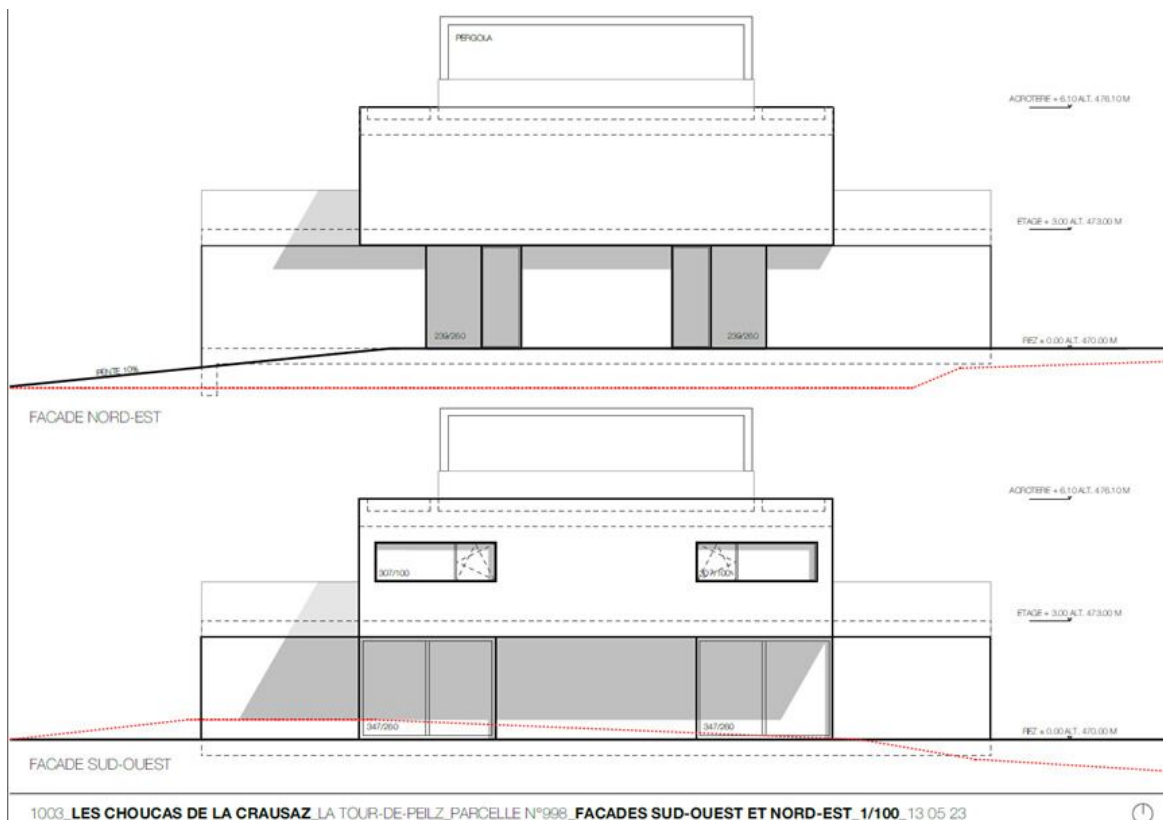
LOCATION

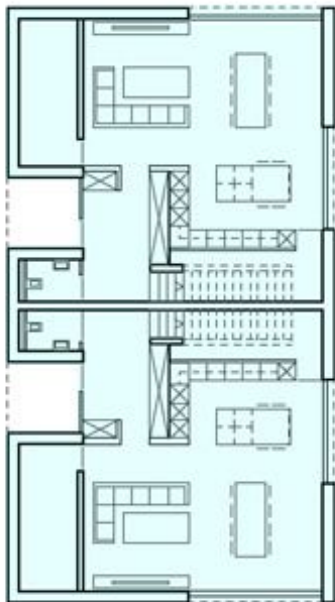
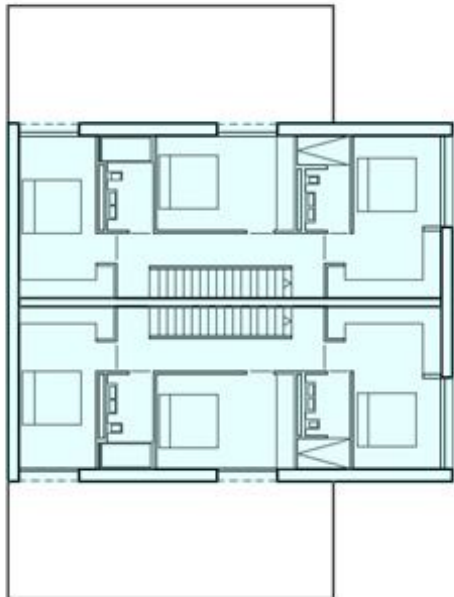
- Ideally located on the Riviera, La Tour-de-Peilz is a town of nearly 12,000 inhabitants which unfolds between lake and vineyard. The territory of the municipality alternates residential areas, city center and historic town in a harmonious whole. It benefits from a privileged environment and offers its inhabitants a rich range of sporting, social and cultural activities.
- La Tour-de-Peilz has first-rate infrastructure in all areas. One can for example cite education, with many private schools of international renown as well as the Gymnase de Burier, or sport, with a swimming pool, a nautical club, several tennis clubs and a large sports complex.

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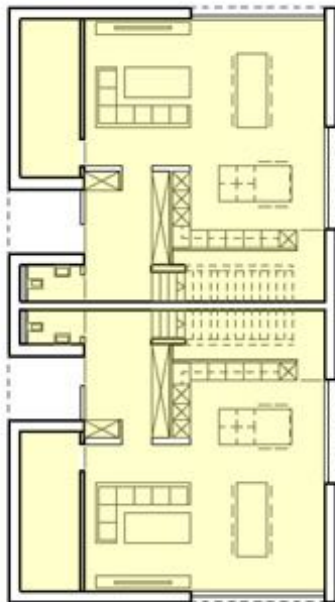
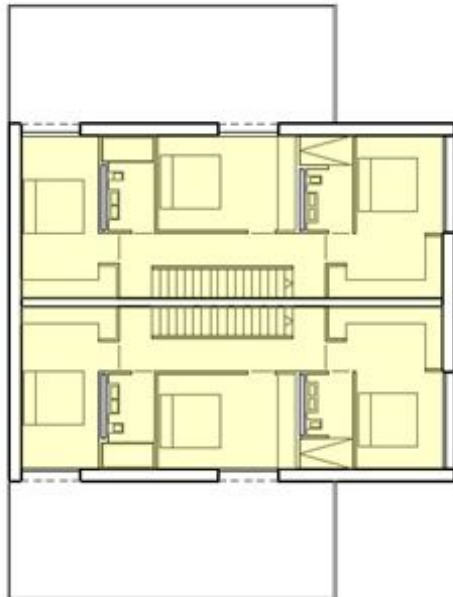
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TOTAL SURFACE BRUTE = 389.2M2
194.6M2 / VILLA

TOTAL SURFACE PONDEREE = 487M2
243.5M2 / VILLA



TOTAL SURFACE NETTE = 330.4M2
165.2M2 / VILLA

TOTAL VOLUME SIA 416 = 1'290M3
645M3 / VILLA

SURFACE PARCELLE = 973M2
INDICE IUS = 0.4

973 x 0.4 = 389.2 M2

REZ-DE-CHAUSSEE

ETAGE

