



**CONTEMPORARY ELEGANCE 30
METERS FROM THE LAKEFRONT**

1095 Lutry

CHF 1'435'000.-



3.5



1



2



2

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DESCRIPTION

Completely transformed in **2025**, this apartment has undergone a complete renovation where **every detail has been thought through with exacting elegance**. Noble materials, such as the **oak parquet** dressing the living areas and bedrooms or the **natural travertine** in the bathrooms, give the place a resolutely timeless identity.

Light-filled thanks to its generous south-facing bay windows, the day area opens naturally onto a **magnificent covered terrace**, extended by a vast garden offering an exceptional sense of space all the way to the lakefront.

The night area, comprising particularly comfortably-sized bedrooms, including a superb suite with private bathroom, offers a warm, intimate and deeply cocooning atmosphere, conducive to well-being in every season.

In order to preserve all the harmony and refinement of its fittings, **the apartment is offered partially furnished**, allowing future owners to retain the spirit and elegance that guided its transformation.

Located in one of the most sought-after areas of **Lutry**, this property enjoys a privileged living environment, in absolute calm, while being just a few minutes' walk from the quays, the port, the shops and the timeless charm of this emblematic town.

A **private garage-box**, offered in addition at a price of **CHF 55'000.-**, completes this rare opportunity.

More than an apartment, this is a true signature of life. A place where refinement, gentleness and the Lutrian art of living come together to offer an address that many seek... and that very few are lucky enough to inhabit.

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CHARACTERISTICS

Reference: AtticaLutry appart

Number of rooms: 3.5

Number of bedrooms: 2

Number of bathrooms: 2

Garden surface: ~ 230 m²

Weighted Surface: ~ 113.2 m²

Year of construction: 1983

Year of restoration: 2025

Availability: Immediately

CONTACT FOR VISITING

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**CONTEMPORARY ELEGANCE 30 METERS FROM THE
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CHF 1'435'000.-

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CHF 1'435'000.-

CHARACTERISTICS

Reference	AtticaLutry appart
Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Weighted Surface	~ 113.2 m²
Garden surface	~ 230 m²
Terrace surface	~ 40 m²
Year of construction	1983
Year of restoration	2025
Availability	Immediately
Second home	Non authorized
Number of terraces	1
Parking places	Yes, obligatory

CONVENIENCES

Neighbourhood

- Green
- Lake
- Beach
- Harbour
- Railway station
- Bus stop
- Highway entrance/exit

Outside conveniences

- Terrace/s
- Garden
- Quiet
- Box

Inside conveniences

- Open kitchen
- Guests lavatory
- Cellar
- Partially furnished
- Triple glazing
- Bright/sunny
- With character

Equipment

- Fitted kitchen
- Bath
- Shower
- Optic fiber
- Electric blind
- Interphone
- Outdoor lighting

Floor

- Parquet floor
- Stone

Condition

- As new

Orientation

- South

Exposure

- Optimal

View

- Clear
- Lake
- Garden
- Mountains