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DETACHED VILLA UNDER CONSTRUCTION

CHEMIN DU BOIS ROUGE 56, 1095 LUTRY

CHF 4'700'000.-

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INTRODUCTION

Villa Bois Rouge

Nestled at Chemin du Bois Rouge 56, Villa Bois Rouge rises over three levels to offer **≈ 460 m²** of light-filled living space, in one of Lutry's most sought-after districts (1095), in the heart of **the UNESCO**-listed Lavaux terraces region. This contemporary residence respects its environment and boasts uninterrupted views of Lake Geneva and the Alps.

Future owners will have the unique opportunity to personalise the interior finishes: choice of parquet flooring, tiling, bathroom materials and colours, to create an interior that reflects their image.

Spanning 460 m², the villa features:

4 bedrooms, including 3 master suites of 12 to 16 m² each

1 additional shower room leading to the 4^e sleeping area

A kitchen opening onto a vast living-dining room, bathed in light thanks to generous picture windows, a central and convivial living space

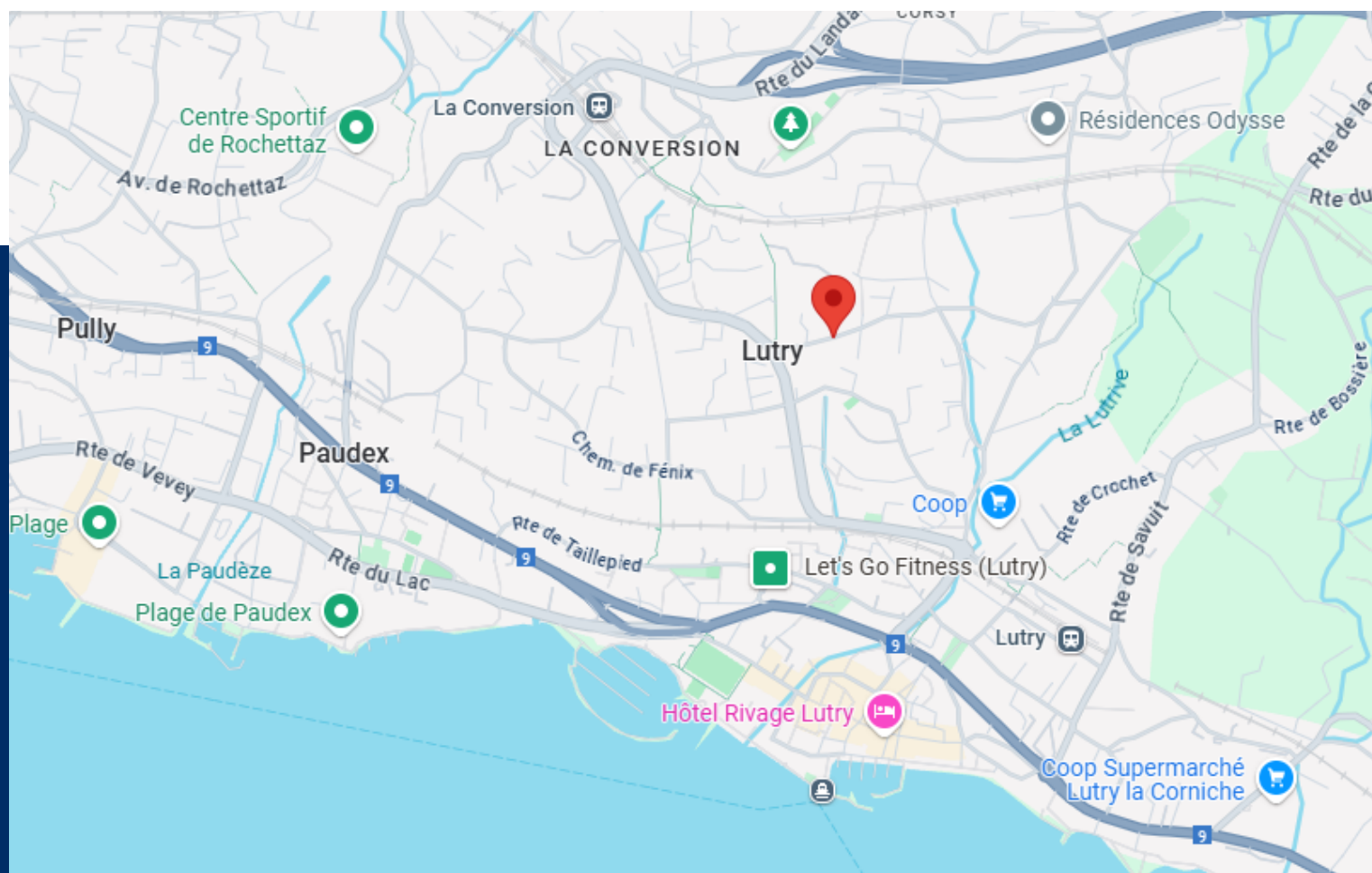
GEOGRAPHICAL LOCATION

Situated on the north shore of Lake Geneva, east of Lausanne, Lutry is a popular commune in the canton of Vaud in French-speaking Switzerland. Nestling between the slopes of the Lavaux terraced vineyards – a UNESCO World Heritage site – and the peaceful shores of the lake, Lutry offers an exceptional living environment where nature, heritage and modernity combine harmoniously.

Only 10 minutes from the centre of Lausanne, Lutry enjoys excellent accessibility:

- Efficient public transport: Lutry SBB station, TL buses, CGN landing stage
- Fast access to the A9 motorway (Belmont-Lutry exit)
- Around 1 hour from Geneva and its international airport
- Less than 30 minutes from Montreux and Vevey

Lutry is renowned for its quality of life, with a marina, beaches, top-quality schools, sports and cultural facilities, and a lively historic centre with markets, restaurants and shops. Lutry combines all the advantages of an upmarket residential community with the immediate proximity of a major urban centre.





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HIGHLIGHTS

1

Top-of-the-range personalisation

Future homeowners have the freedom to choose the interior finishes (parquet, tiles, sanitaryware, colours, etc.), to create a bespoke ambience that perfectly reflects their tastes and lifestyle.

2

Generous volumes & ideal distribution

With around 460 m² on three levels, the villa has a fluid, functional layout, including four bedrooms, three of which are en suite, and a vast open-plan living area. A perfect balance between privacy and conviviality.

3

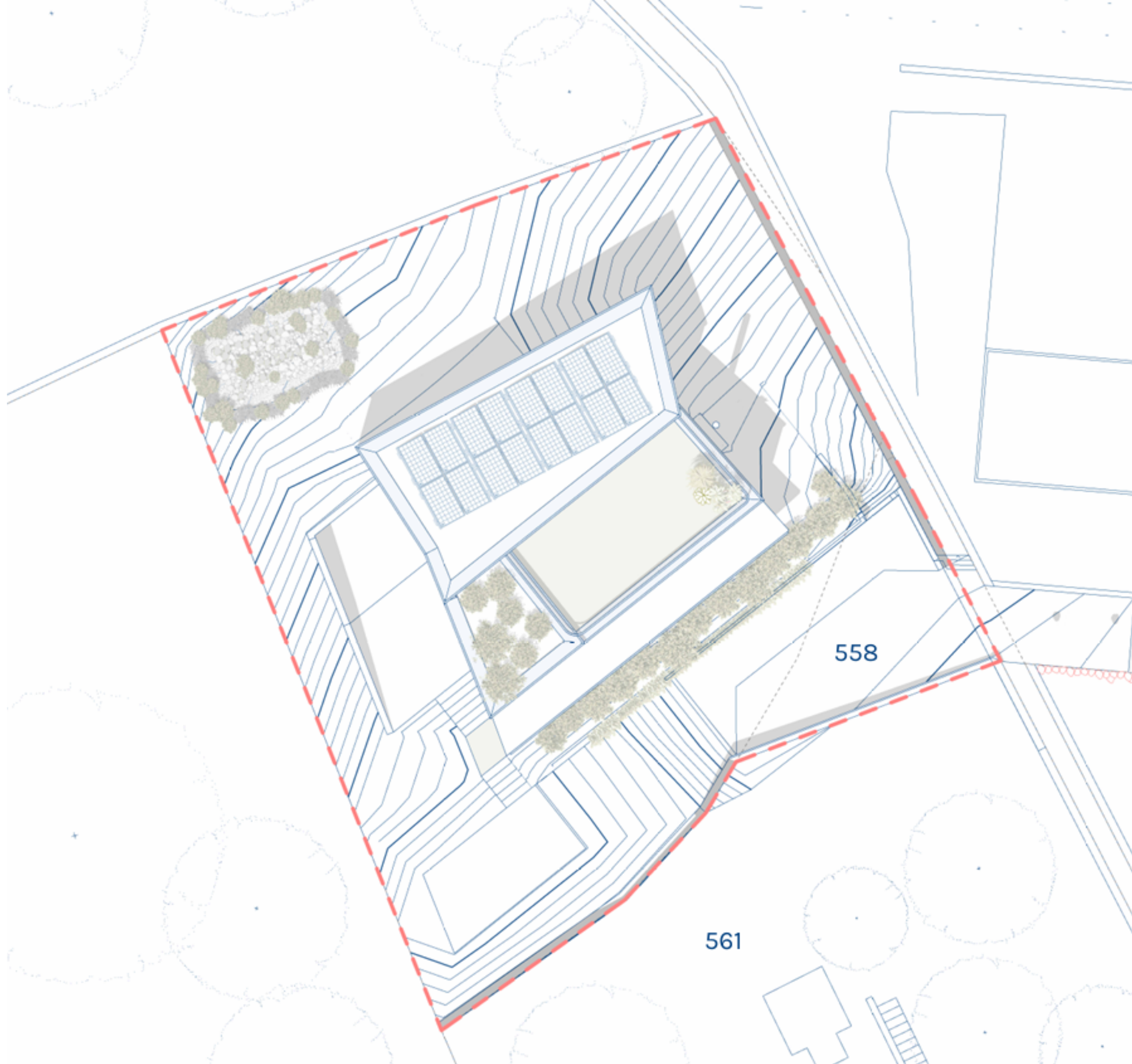
Exceptional location in Lutry

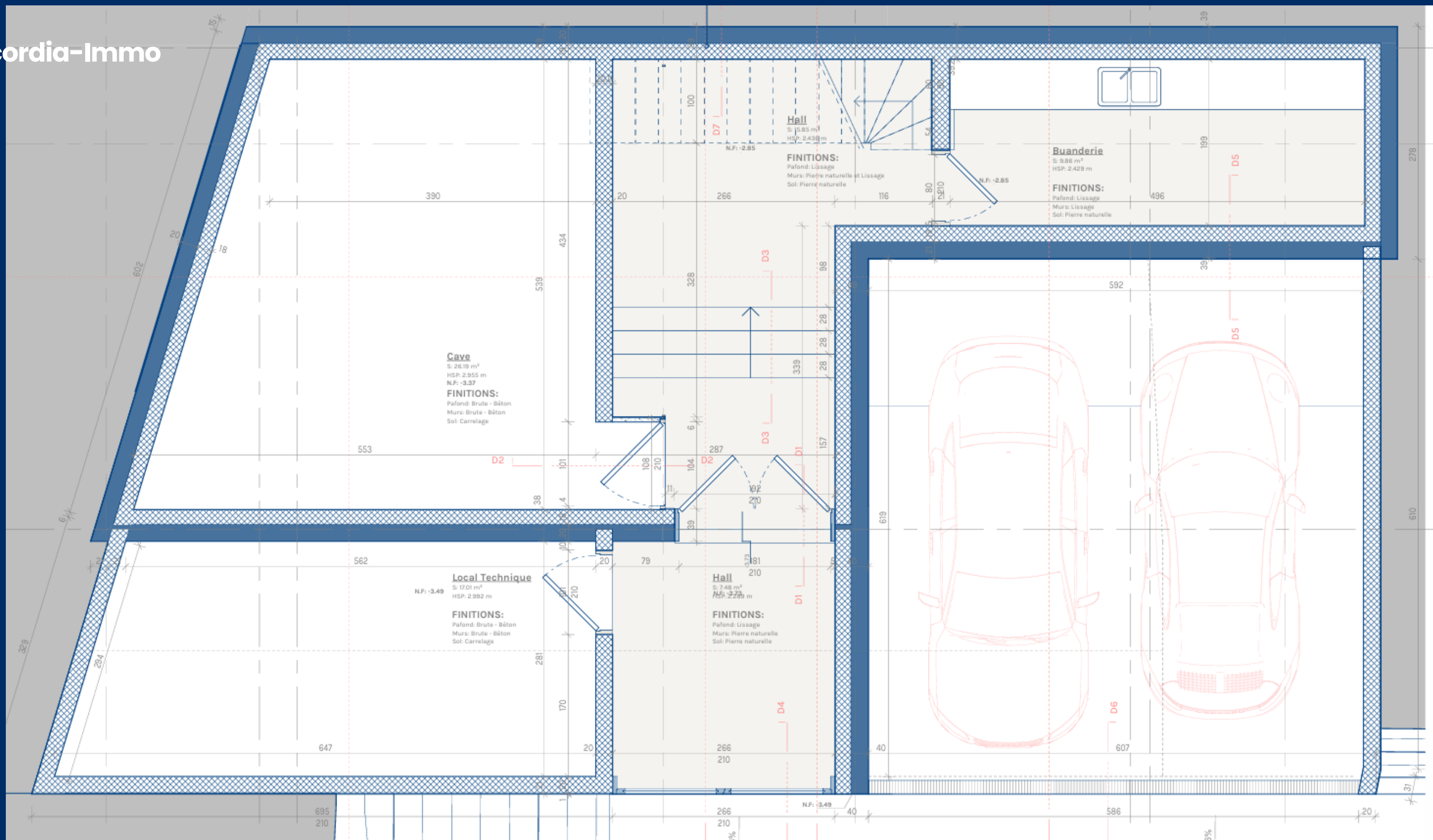
Situated in a sought-after residential area, a stone's throw from the Lavaux vineyards and with views over Lake Geneva, the villa combines peace and quiet, proximity to Lausanne and a rare natural setting. An address that's both exclusive and practical.



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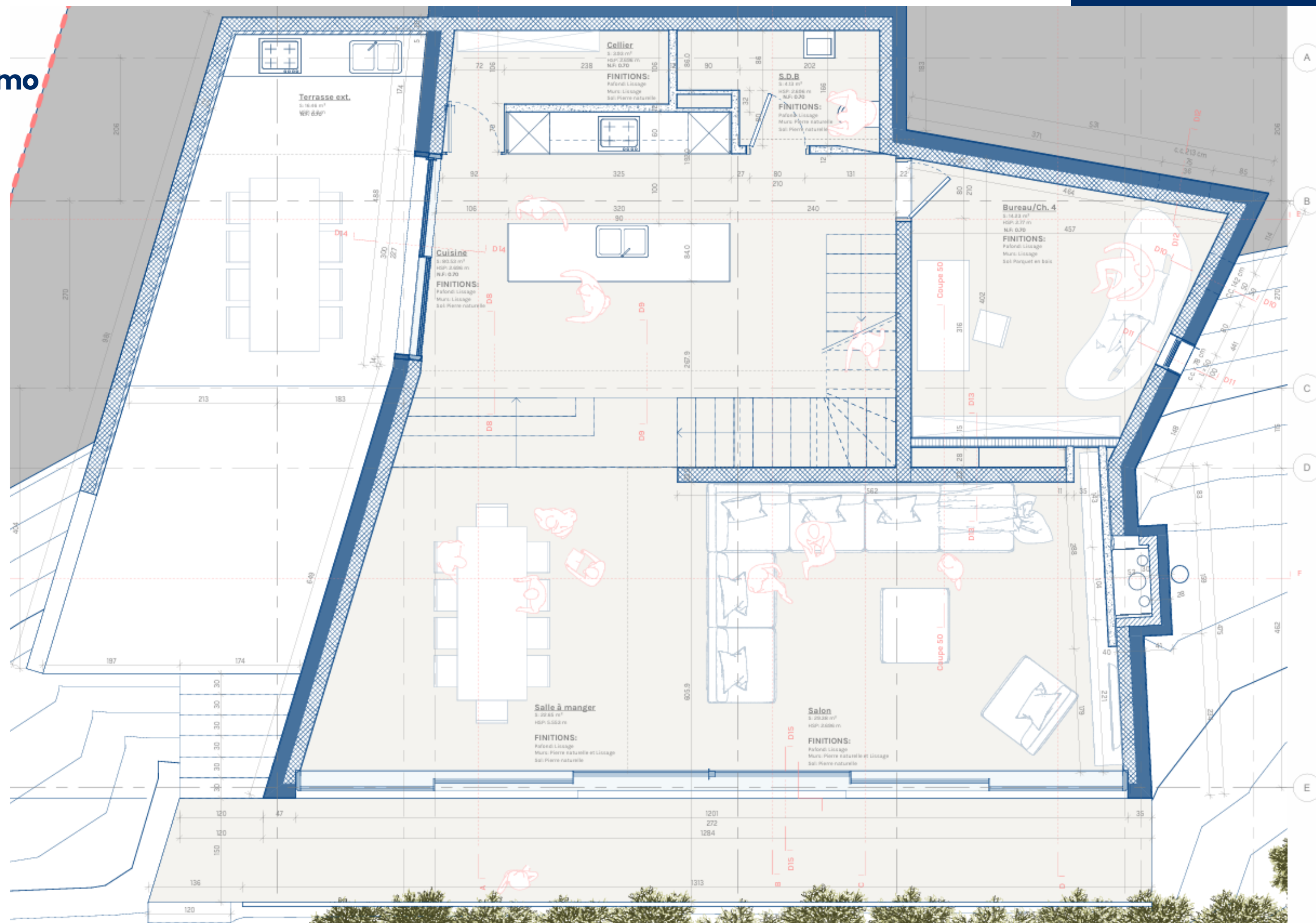
THE PLANS

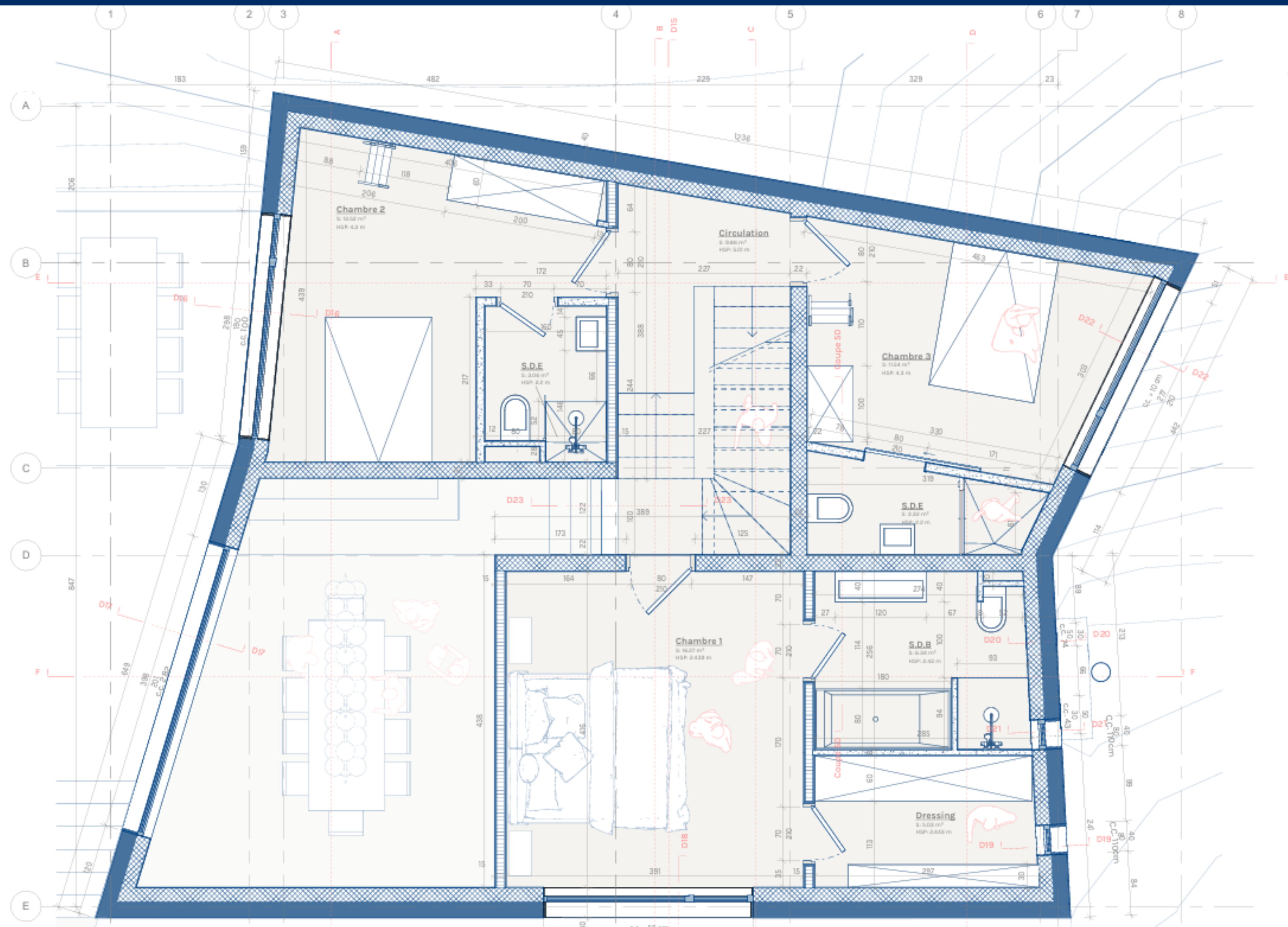


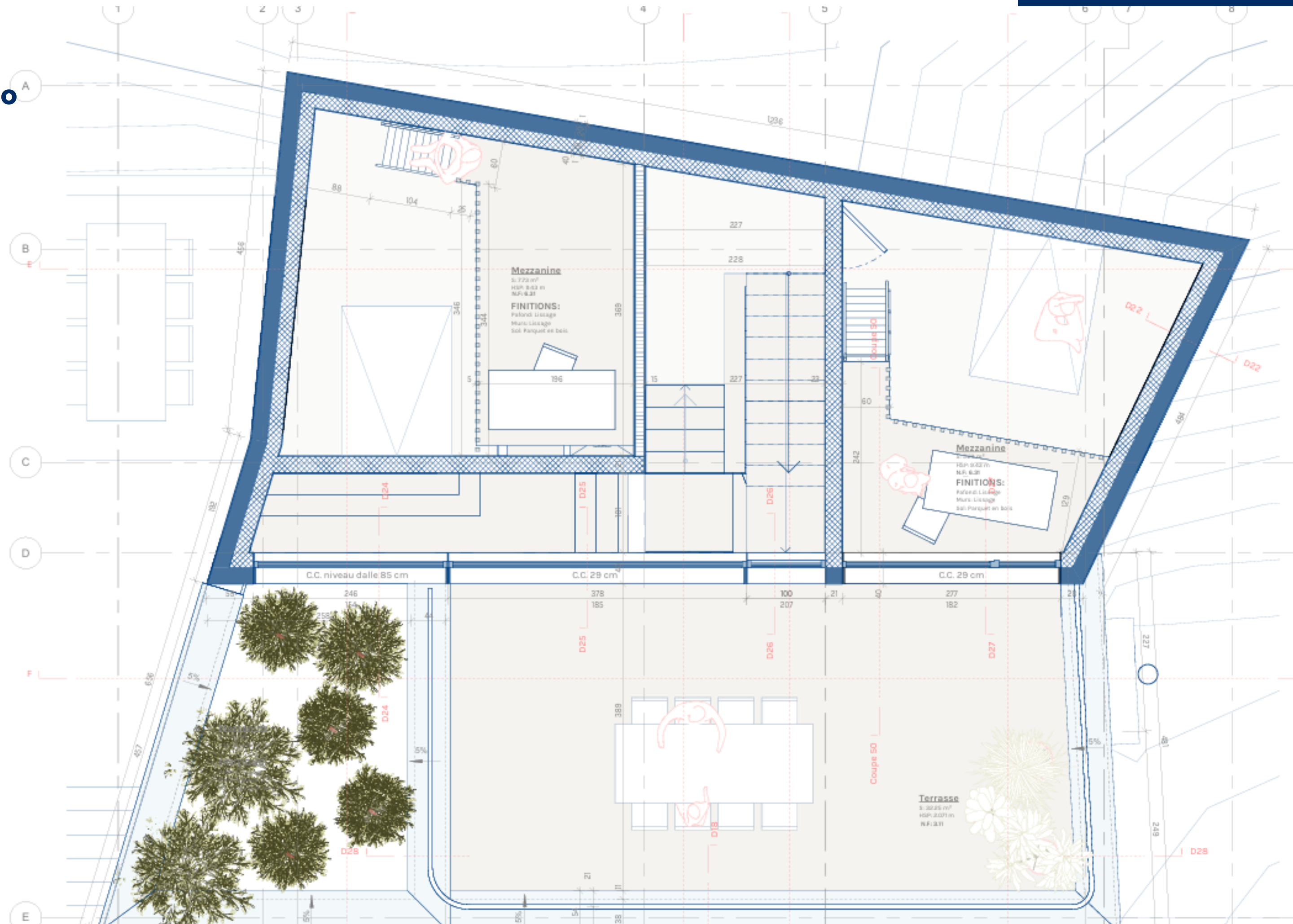




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OUR SERVICES

PROPERTY VALUATION & SALE

A comprehensive, accurate and secure service

At Accordia Immo, we put our expertise to work for you when it comes to selling your property.

It all starts with a rigorous, no-obligation valuation, based on an in-depth analysis of the local market, the characteristics of your property and recent comparative data.

We then accompany you through every stage of the sale:

- Professional promotion (photos, videos, home staging)
- Targeted advertising on the best channels
- Visit management and buyer follow-up
- Negotiation and solvency checks
- Support right through to signing at the notary's office

Transparency, efficiency and results are the cornerstones of our approach. With Accordia Immo, you can sell with confidence.

MORTGAGE FINANCING

Defining the right financing is essential if you want to make your property project a reality. At Accordia Immo, we'll help you with every aspect of your mortgage.

- Personalised analysis of your financial situation
- Comparison of the best offers on the market
- Neutral and transparent advice
- Support right through to approval of your loan

Save time and money thanks to our network of banking partners and our local expertise.



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