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PERROY

2 HOUSES OF CONTEMPORARY  
ARCHITECTURE

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DOSSIER NO. 26813

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INFORMATIONS  
AND VISITS

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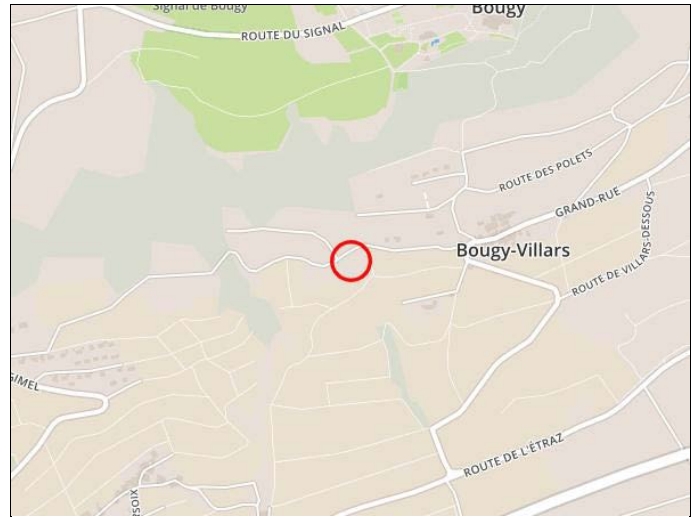
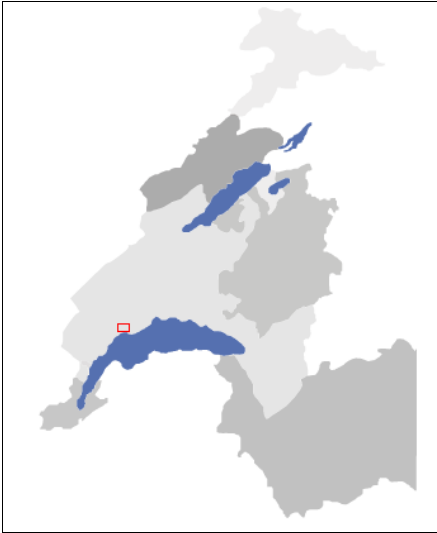
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# SITUATION AND DESCRIPTION



DESIGNED WITH UTMOST CARE,  
EACH VILLA BLENDS  
HARMONIOUSLY ON A PRIVILEGED  
AND EXCEPTIONAL SITE.

This luxurious villas, with their contemporary architecture, have been designed to combine elegance, modern and eco-friendly features.

With breathtaking views from all main rooms, the architects wanted their project to capture this magnificent anorama. "It's like a vast scene where the content changes with the rhythms of day and seasons : terraces, balconies and gay windows capture every moment of the landscape".

The vineyards surrounding the property are on "non-constructible land", meaning permission cannot be obtained to build, therefore ensuring the permanence of this magnificent view. In terms of sunlight, the perfect siting of the villas allows maximum benefit throughout the year.

Designed with utmost care, each villa blends harmoniously with it's environment. Building materials are a clearance between mineral and vegetable. This unique project encompasses all the exceptional qualities of the site in a contemporary way.

Using the best artisans of the region to meet our high requirements, the finishes are of the highest quality, offering exceptional comfort.

Each villa could be customizable in its amenities and finishes.

# INFORMATIONS

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## SURFACES

Surface base plot	1'209 m <sup>2</sup>
Living space	344 m <sup>2</sup>
Floor space	584 m <sup>2</sup>
Surface built according to RF	292 m <sup>2</sup>

## COMPLEMENTARY RENSEIGNEMENTS

Number of room	7
Number of above-ground level	2
Number of basement	0

## ENERGY AND HEATING

Energy	Heat pump, solar
Heating	Underfloor

## ANNEXES

- Heated swimming pool (16 x 4.2 m.)
- Private garden
- Several exteriors parking

## TECHNIQUAL DATA DISTANCES

Shops (km)	3.00
Publics transports (km)	1.00
Primary school	Perroy
Secondary school	Rolle

## SALE'S CONDITIONS

Availability	Spring 2018
Sale form	Freehold

## CONSTRUCTION AND RENOVATION

Year of construction: 2016  
Those 2 villas benefit from natural sunlight thanks to their design and vegetal roofs.

## ENVIRONMENT

View on the Lake Geneva, Panoramic view, Quiet, Residential, Countryside, Southern orientation, Vineyards

## DISTRIBUTION

### *The higher ground*

The higher ground is dedicated to life spaces, including an open kitchen on the dinning room, a living room with terrace, a toilet for guest and a multipurpose room. A second terrace is set between the living room and the dinning room. On this level, there is also an indoor garage for 2 cars.

### *The ground floor*

The ground floor is devoted to the night part of the house, includeing a Master bedroom of 66 sqm., 3 bedrooms with their own private shower, as well as storage and technical installations.

### *The externals*

Heated swimming pool of 16 x 4.2 m. with a rolled cover.



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EXTERNAL VIEW



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GREEN ROOFS

Ce document ne constitue pas un engagement contractuel.  
Les indications précitées sont données sans engagement et sous réserve de modifications.

