



A RARE LIVING ENVIRONMENT OVERLOOKING LAKE LEMAN

CONFIDENTIEL | 1803 Chardonne | Reference : Domaine

CHF 4,300,000.-

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CH-1803 Chardonne | CONFIDENTIEL | CHF 4,300,000.-



CHARACTERISTICS

Contemporary property listed for private sale – Off Market

An exceptional property nestled in the hills above Chardonne, in the heart of the Lavaux region, a UNESCO World Heritage Site. Completely renovated with high-end finishes, this contemporary villa offers spectacular panoramic views of Lake Geneva and the Alps. Generous spaces, abundant natural light, a spacious lot, and a privileged setting make this residence a rare find, offered in strict confidence.

To protect the owners' privacy, the information and images made publicly available are intentionally limited.

The complete file and detailed information are available upon request, following an initial discussion with our agency and the signing of a confidentiality agreement (NDA). Proof of financial capacity may be requested prior to scheduling a visit.

Reference: **Domaine**

Type: **Estate**

Availability: **To agree**

Rooms: **8.5**

Bedrooms: **4**

Bathrooms: **4**

Flats: **2**

Living area: **~ 268 m²**

Useful surface: **~ 390 m²**

Volume: **~ 1405 m³**

Charges: **CHF 1,200.-/year (Not included)**



ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A			
B			
C	C	C	
D			
E			
F			
G			

CONTACT FOR VISITING

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CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Total number of floors	2
Type	Estate	Basement	1
Reference	Domaine	Heating type	Fuel oil
Rooms	8.5	Heating installation	Floor
Bedrooms	4	Condition of the property	Very good
Bathrooms	4	Standing	Upmarket
Number of toilets	2	Living area	~ 268 m²
Charges	CHF 1,200.-/year (Not included)	Useful surface	~ 390 m²
Latest renovations	2026	Volume	~ 1405 m³
Energetic efficiency	C	Heating cost	CHF 1,200.-/year (Not included)
Building envelope	C	Local tax	68 %
Flats	2		

CONVENIENCES

CONDITION

- As new

EXTERIOR VIEW

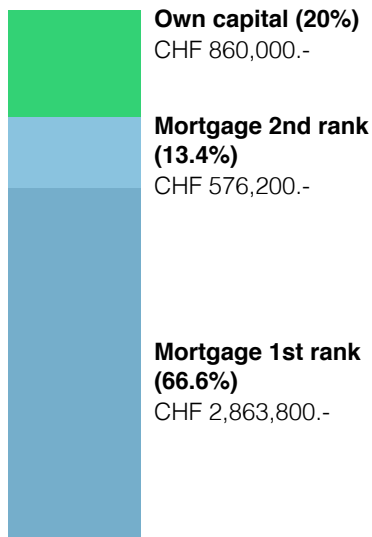


FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 4,300,000.-

Mortgage
CHF 3,440,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 641,312.-

Annual cost (33%)
CHF 211,633.-



PRICE

Price of object		CHF 4,300,000.-
Acquisition costs	2 %	CHF 86,000.-
Transfer costs	1.50 %	CHF 64,500.-
Expenses of creation of mortgage file	1.20 %	CHF 41,280.-
Total acquisition		CHF 4,491,780.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 71,595.-
Mortgage interest 2nd rank	2.50 %	CHF 14,405.-
Mortgage interest		CHF 86,000.-
Amortization mortgage 2nd rank	6.67 %	CHF 38,433.-
Total mortgage amortization		CHF 38,433.-
Running/maintenance costs		CHF 1,200.-
Total charges		CHF 1,200.-
Total per year		CHF 125,633.-
Total per month		CHF 10,469.-