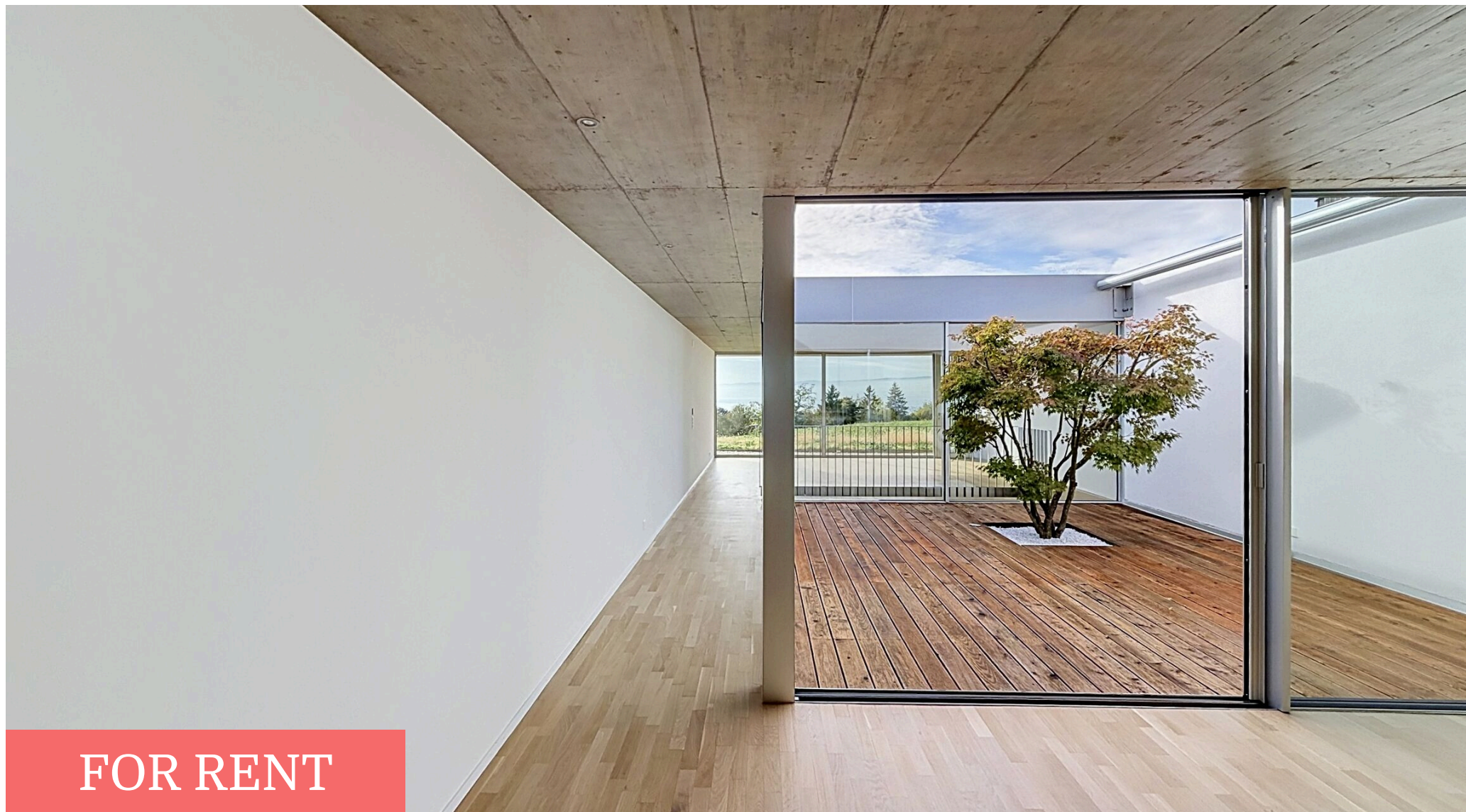




FOR RENT

CH-1091 Aran, Champ de l'Essert

EXCLUSIVE | Contemporary duplex villa with lake view

CHF 4,860.-/month + ch.



Description

EXCLUSIVE AGENCY

Magnificent contemporary 5.5-room villa offering approx. 200m² with patio and terrace. Unobstructed view of the lake.

Distribution:

Upper ground floor:

- Entrance hall
- Open-plan fitted and equipped kitchen
- Dining room
- Access to a patio
- Living room with access to a garden area

Lower ground floor:

- Guest WC
- Utility room with laundry area (washing machine and dryer)
- Bathroom
- Master bedroom with large built-in dressing room
- Bedroom
- Bedroom with en-suite shower room

Exterior:

- Terrace and garden area
- Available / cellar for storage (bikes and others)
- 2 parking spaces under a canopy (With terminal for fast charging-latest generation)

Close to amenities, transport and schools. 16 min from Philip Morris, IMD, ISL and 18min from Nestlé.

The location is magnificent and protected by UNESCO (Bourg-en-Lavaux)

Net rent: CHF 4'860.-

Charges: CHF 400.-

Parking (x2): CHF 240.-

For viewings: Please contact the agency (rental) on: 41 21 566 70 07

Availability: From October 15, 2026

Characteristics

Availability	Immediate
Type	Condominium apartment
Reference	6286917
Rooms	5
Bedrooms	3
Bathrooms	3
Location floor	Ground floor
Year of construction	2016

Latest renovations	2026
Heating type	Heat pump
Heating installation	Floor
Domestic water heating system	Heat pump
Condition of the property	Very good
Living area	200 m²
Parking places	Yes, obligatory

Object Price	CHF 4,860.-/month + ch.
Number of parkings	
2x Exterior (not incl.)	CHF 240.-
Total price	CHF 5,100.-/month
Charges	CHF 400.-/month (Fixed rate)

Conveniences

Neighbourhood

- > Villa area
- > Green
- > Bus stop
- > Highway entrance/exit
- > Child-friendly
- > Playground

Outside conveniences

- > Terrace/s
- > Greenery
- > Covered parking space(s)
- > Visitor parking space(s)

Inside conveniences

- > Without elevator
- > Open kitchen
- > Bicycle storage
- > Storeroom
- > Unfurnished
- > Triple glazing
- > Bright/sunny
- > Skylights

Equipment

- > Furnished kitchen
- > Fitted kitchen
- > Induction cooker
- > Oven
- > Fridge
- > Freezer
- > Dishwasher
- > Washing machine
- > Dryer
- > Shower
- > Bath

Floor

- > Parquet floor

Orientation

- > South
- > East
- > West

Exposure

- > Favourable

View

- > Nice view
- > Clear
- > Rural
- > Lake
- > Mountains
- > Alps
- > Jura

Style

- > Modern

Standard

- > Minergie®

Picture(s)





Interior view









Picture(s)



Chambre parentale







Idée d'agencement en chambre enfant



Idée d'agencement en bureau

Interior view



Picture(s)

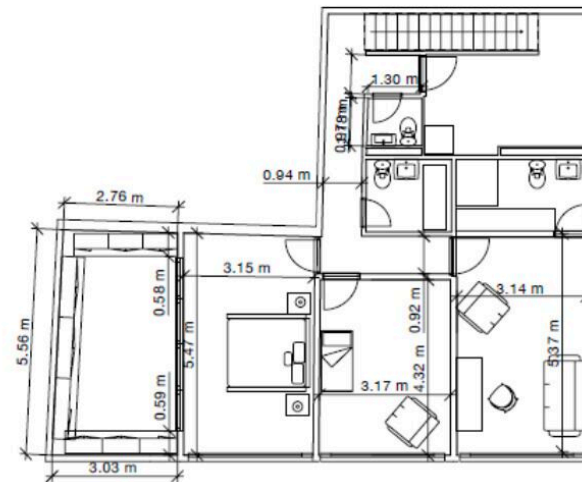
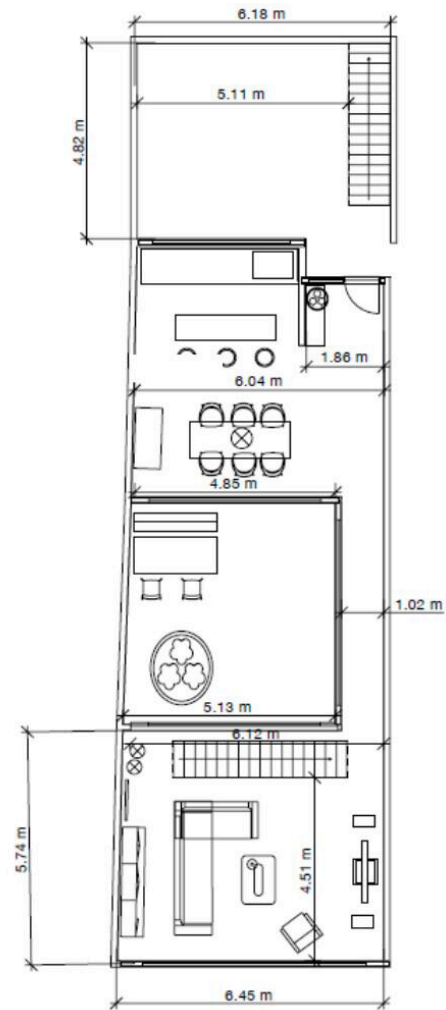




Exterior view



Plan



Contact

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Notes
