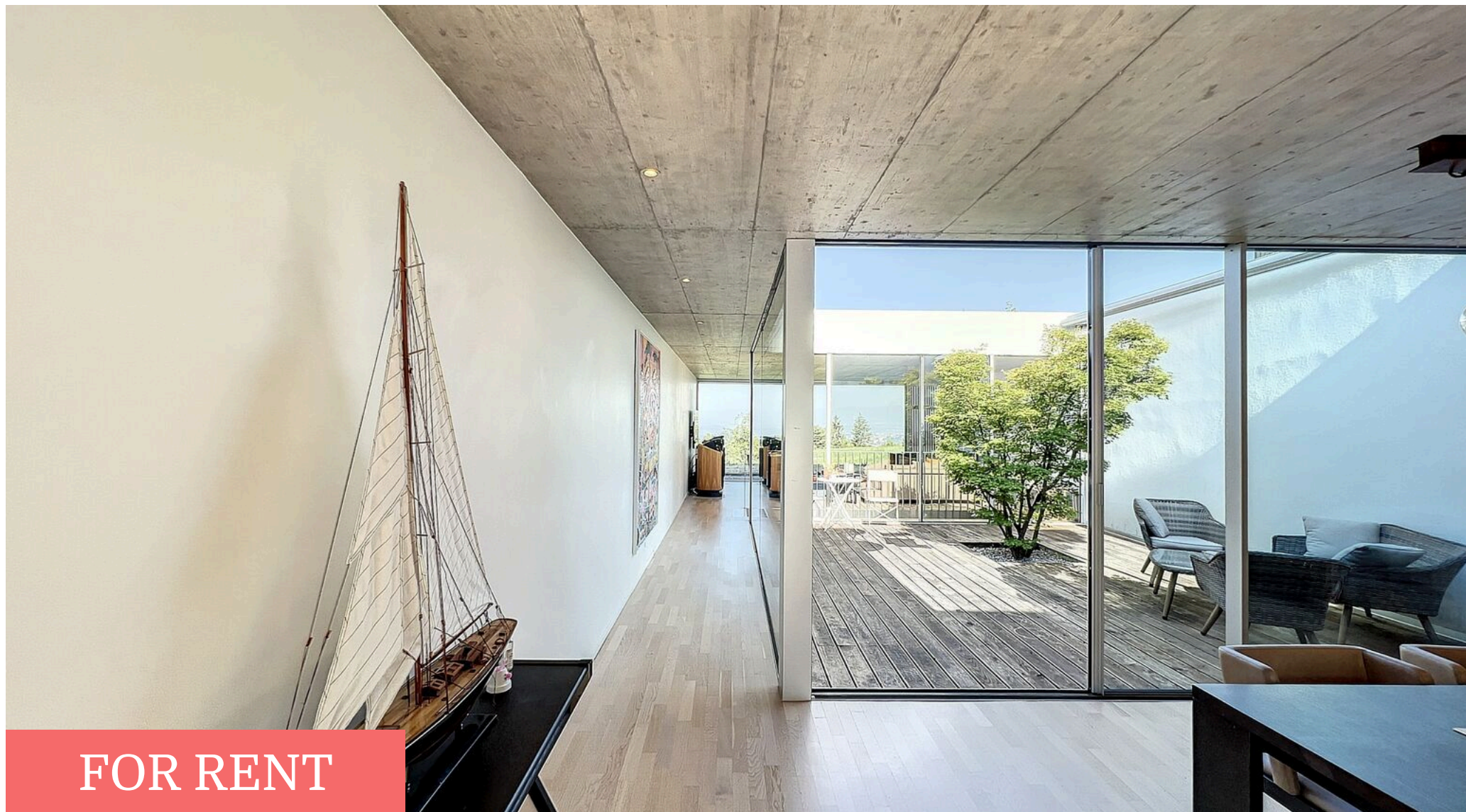




FOR RENT

CH-1095 Lutry, Champ de l'Essert

EXCLUSIVE | Contemporary duplex villa with lake view

CHF 4,950.-/month + ch.



Description

AGENCY EXCLUSIVE

Magnificent contemporary 5.5-room villa offering approximately 200 m² of living space, with a patio and terrace. Unobstructed view of the lake.

Close to amenities, public transportation, and schools. 16 minutes from Philip Morris, IMD, and ISL, and 18 minutes from Nestlé.

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

Layout:

Upper Ground Floor:

- Entryway
- Open, fully equipped kitchen
- Dining room
- Access to a patio
- Living room with access to part of the garden

Lower level:

- A guest restroom
- Utility room with laundry area (washer and dryer)
- One bathroom
- One master bedroom with large built-in walk-in

closet

- One bedroom
- One bedroom with an en-suite shower room

Exterior:

- Terrace and garden area
- Storage space/cellar (for bikes and other items)
- 2 covered parking spaces (with a latest-generation fast-charging station)

Net rent: CHF 4,950

Utilities: CHF 500

Parking (x2): CHF 240

TOTAL: CHF 5,690

To schedule a viewing: Please contact the agency at: 41 21 566 70 07

Availability: Starting August 1 or August 15, 2026

Characteristics

Availability	Immediate	Year of construction	2016
Type	Condominium apartment	Heating type	Heat pump
Reference	5944255	Heating installation	Floor
Rooms	5.5	Condition of the property	Very good
Bedrooms	3	Living area	200 m²
Bathrooms	3	Parking places	Yes, obligatory

Object Price	CHF 4,950.-/month + ch.
Number of parkings	
2x Exterior (not incl.)	CHF 240.-
Total price	CHF 5,190.-/month
Charges	CHF 500.-/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

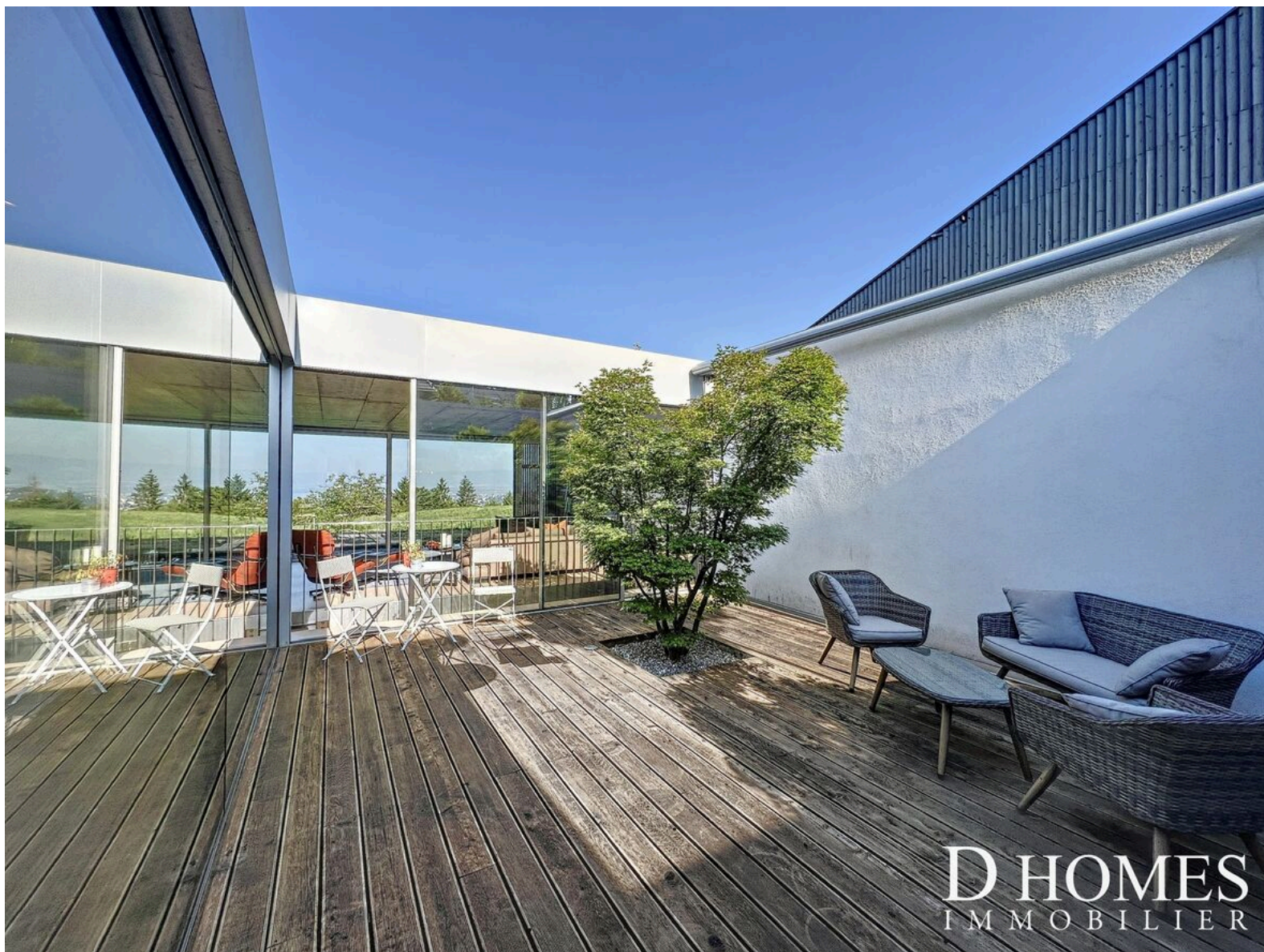
- > Modern

Standard

- > Minergie®

Picture(s)

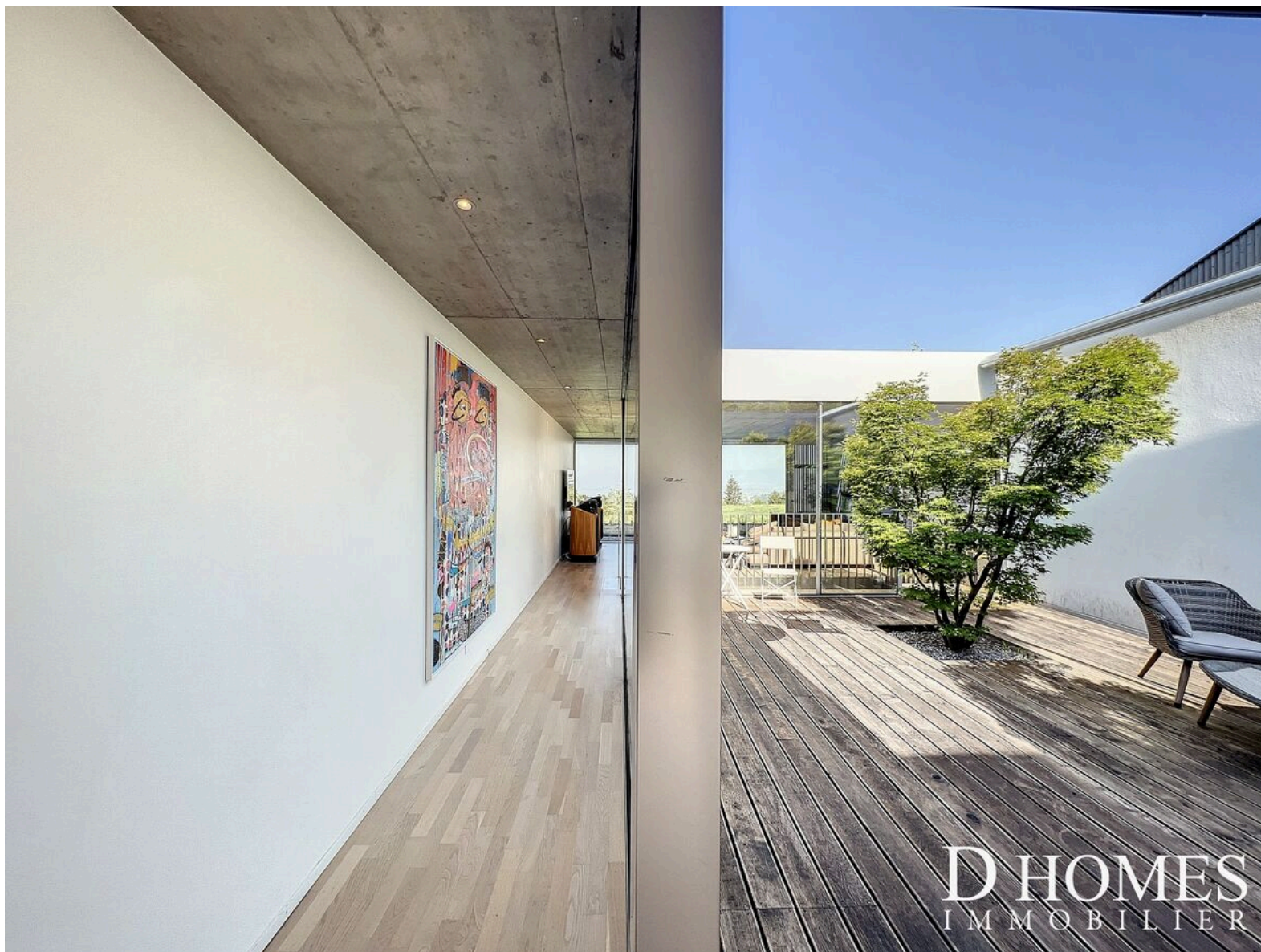


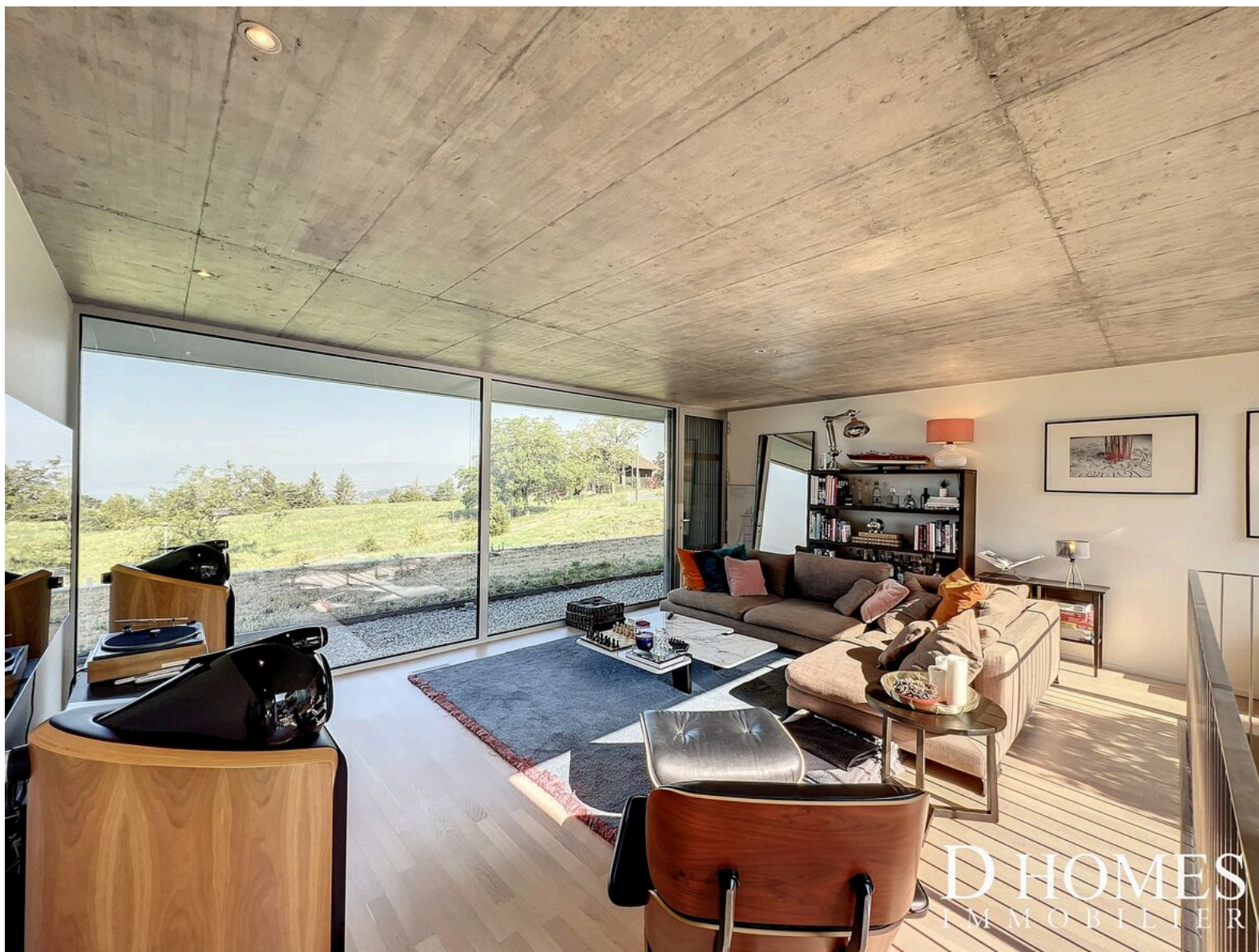


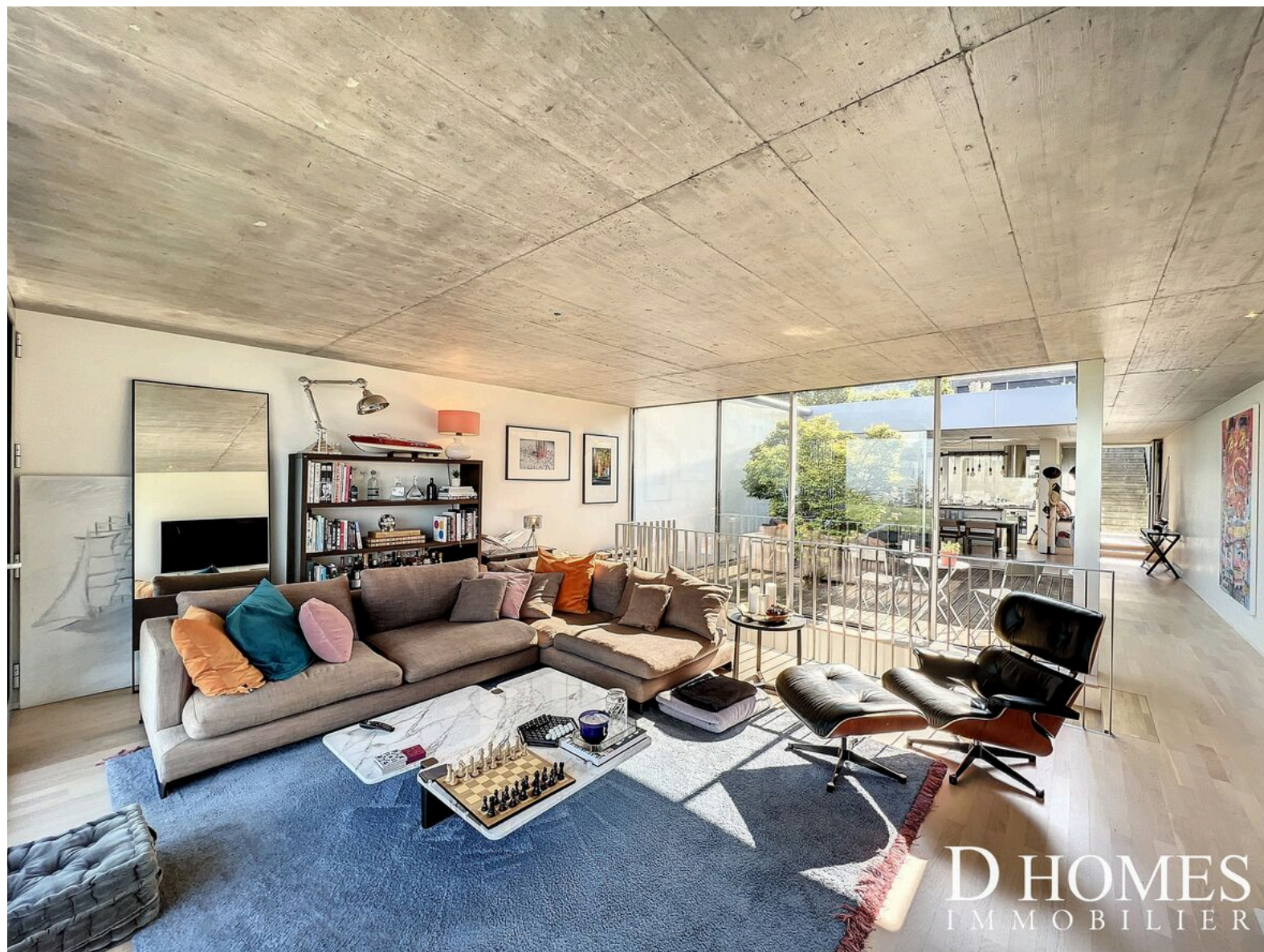


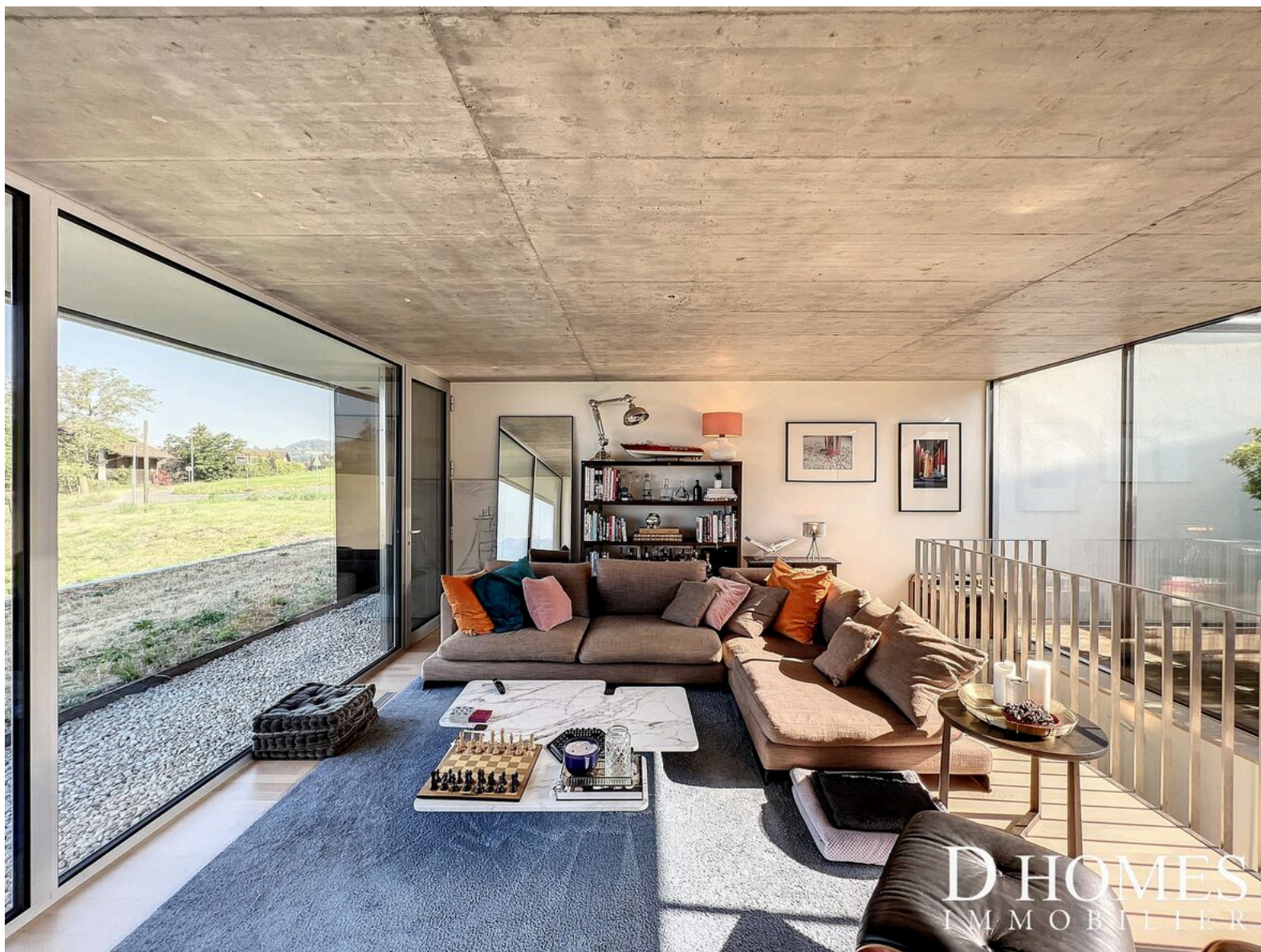
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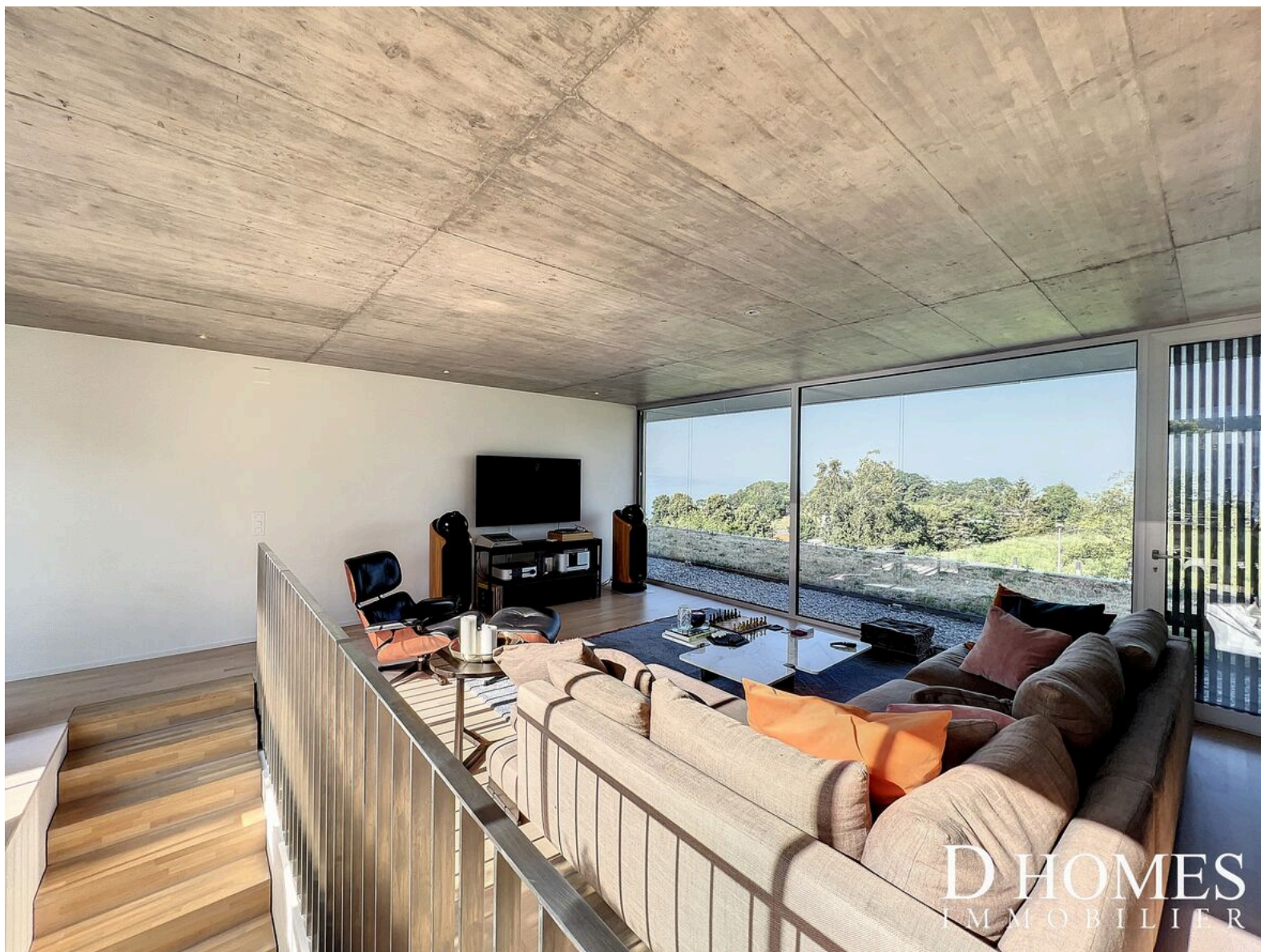


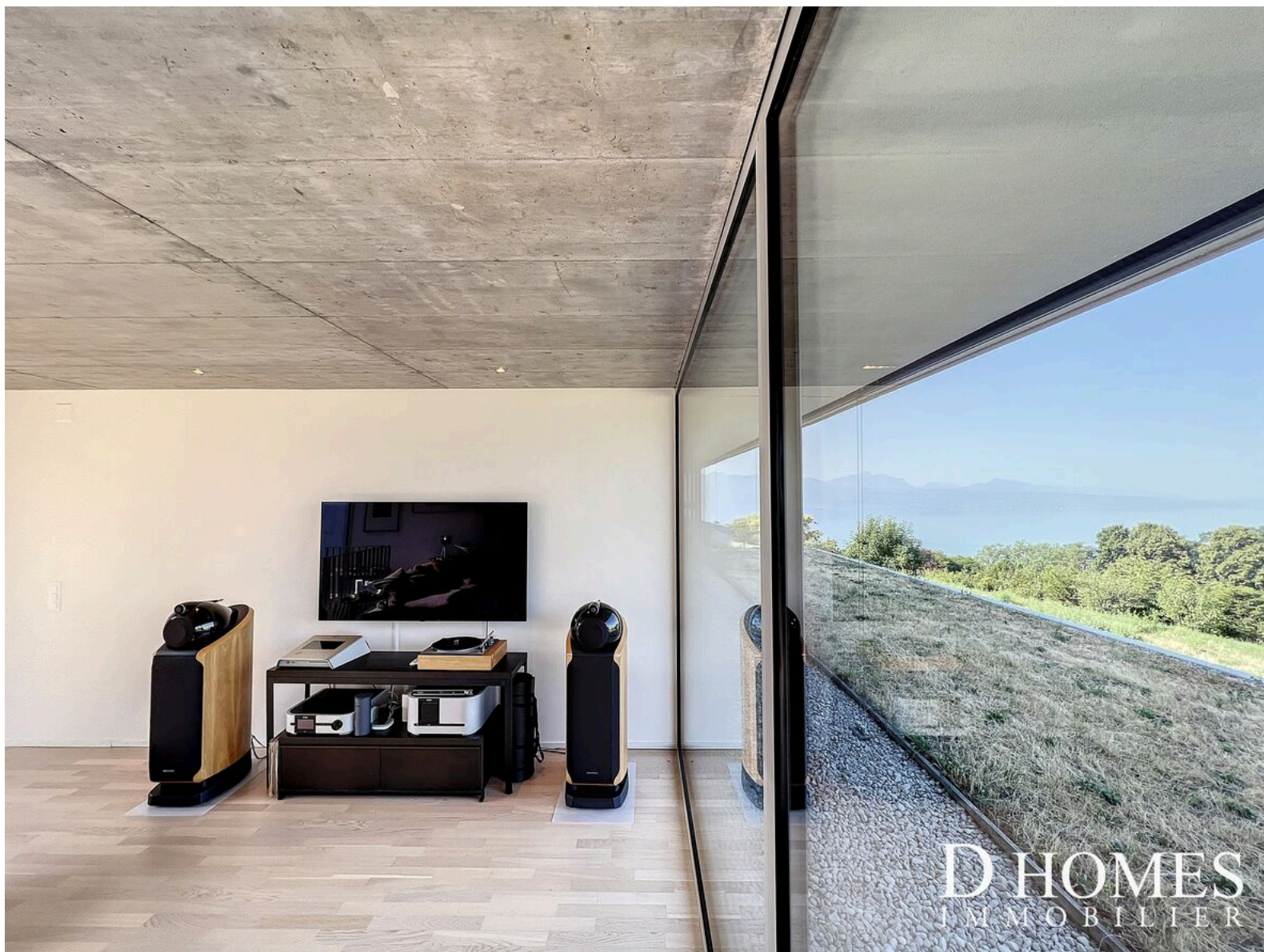


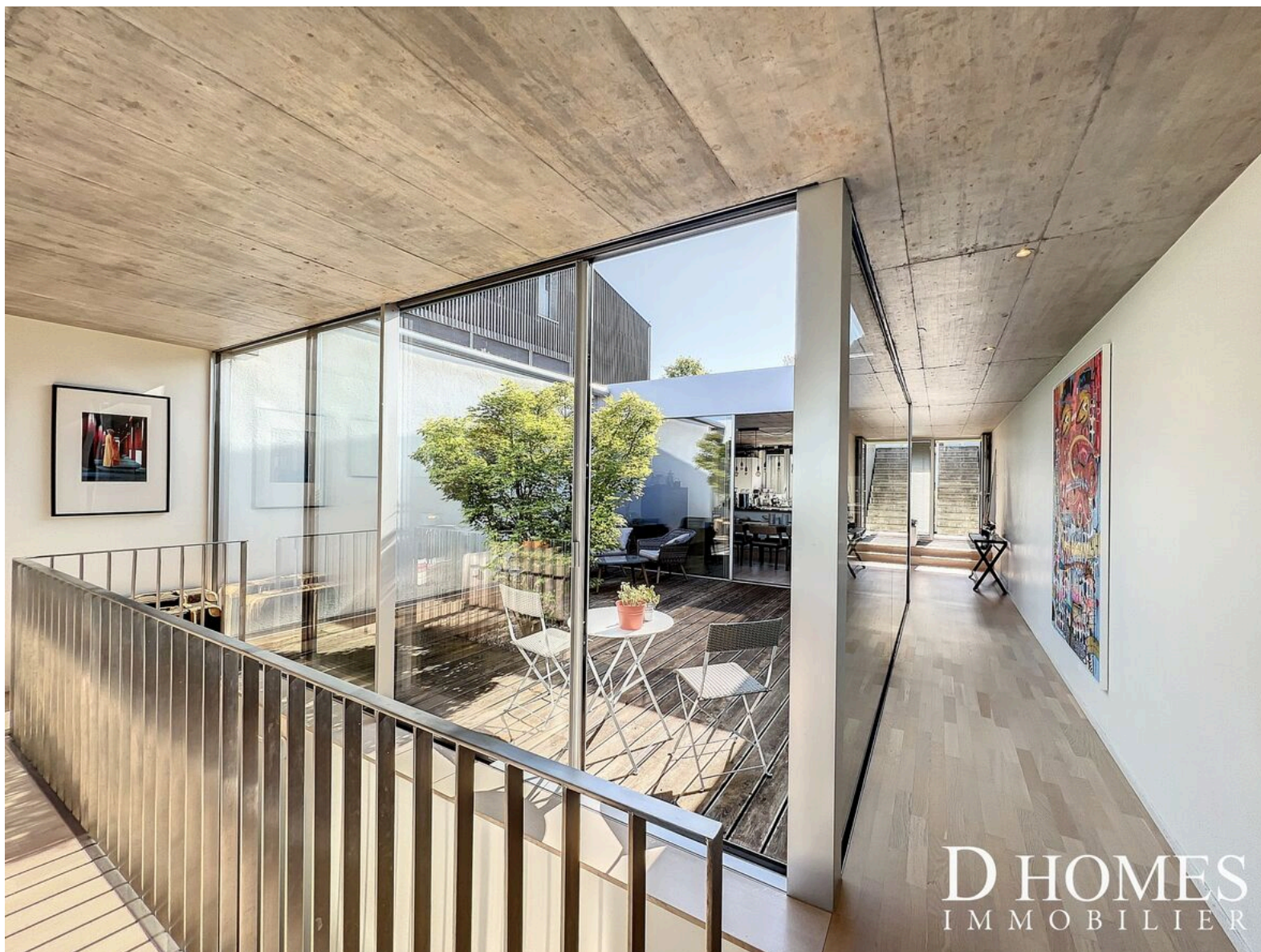




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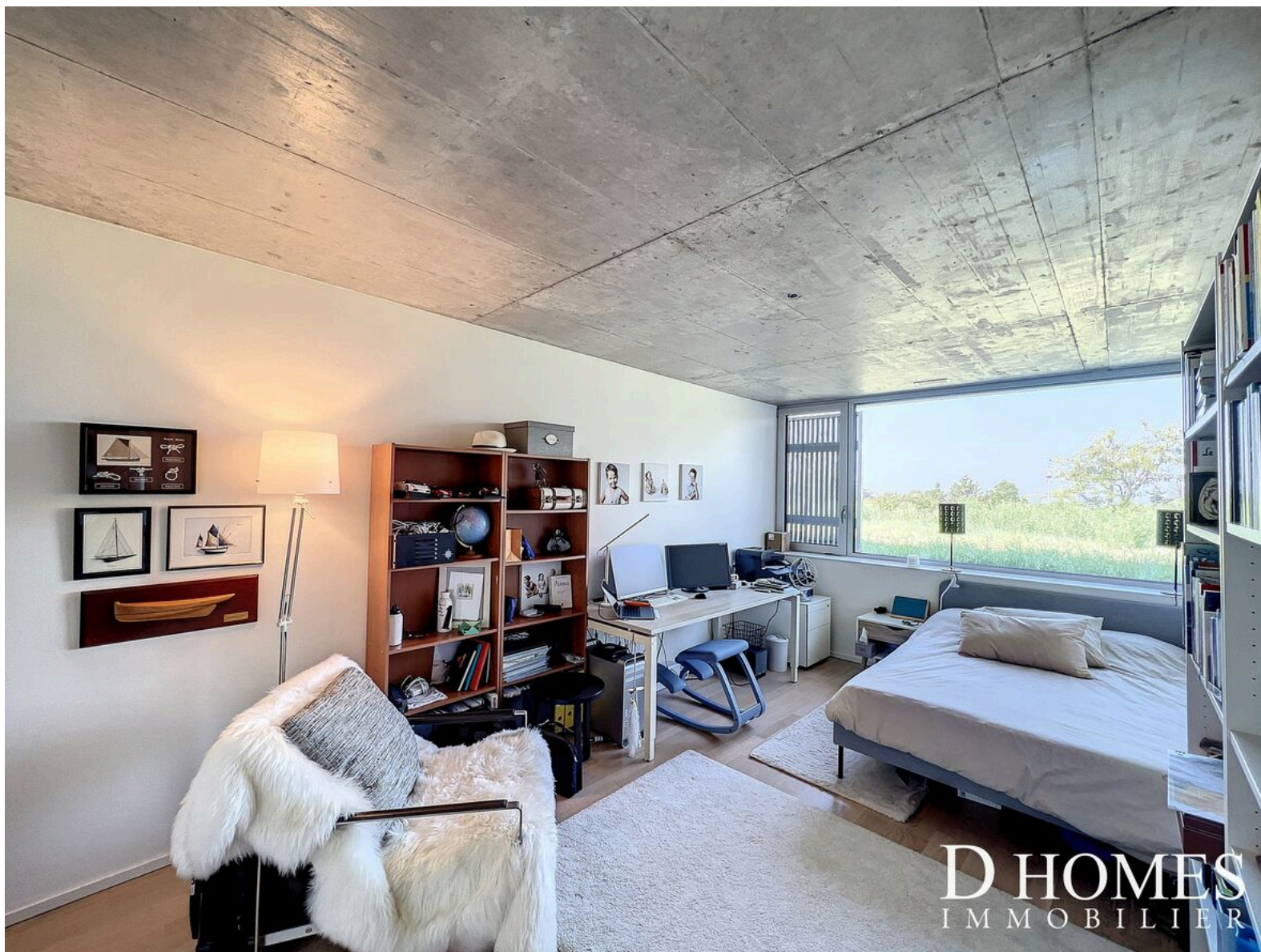
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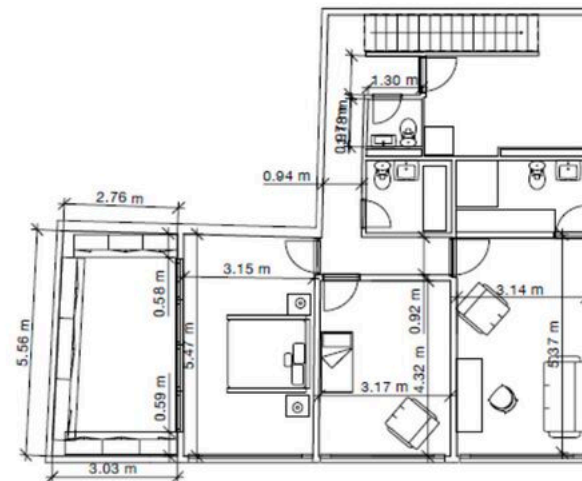
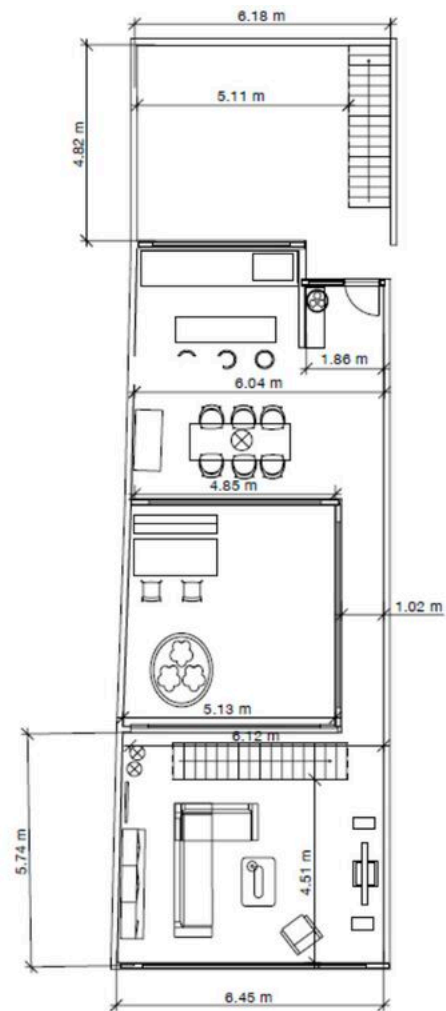








Plan



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Notes
