

FOR RENT

CH-1095 Lutry, Champ de l'Essert

EXCLUSIVE | Contemporary duplex villa with lake view

CHF 4,950.-/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 4'950.-
Charges: CHF 500.-
Parking (x2): CHF 240.-
TOTAL : CHF 5'690.-

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

Availability: From August 1 or August 15, 2026

Characteristics

Availability	01.08.2026	Bathrooms	3
Type	Row house	Year of construction	2016
Reference	6063205	Condition of the property	Very good
Rooms	5.5	Living area	200 m²
Bedrooms	3	Parking places	Yes, obligatory

Object Price **CHF 4,950.-/month + ch.**

Number of parkings

2x Exterior

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

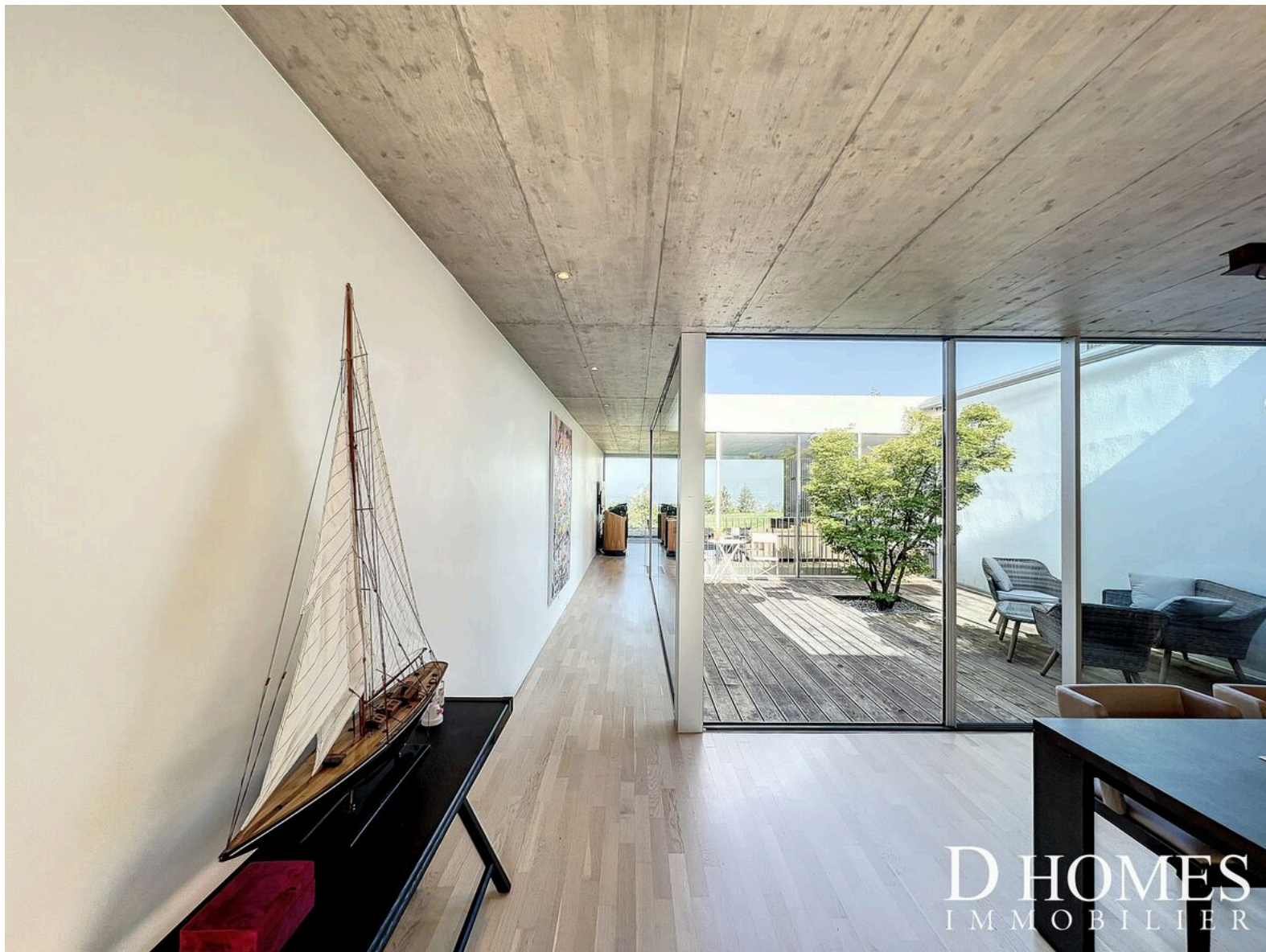
Style

- > Modern

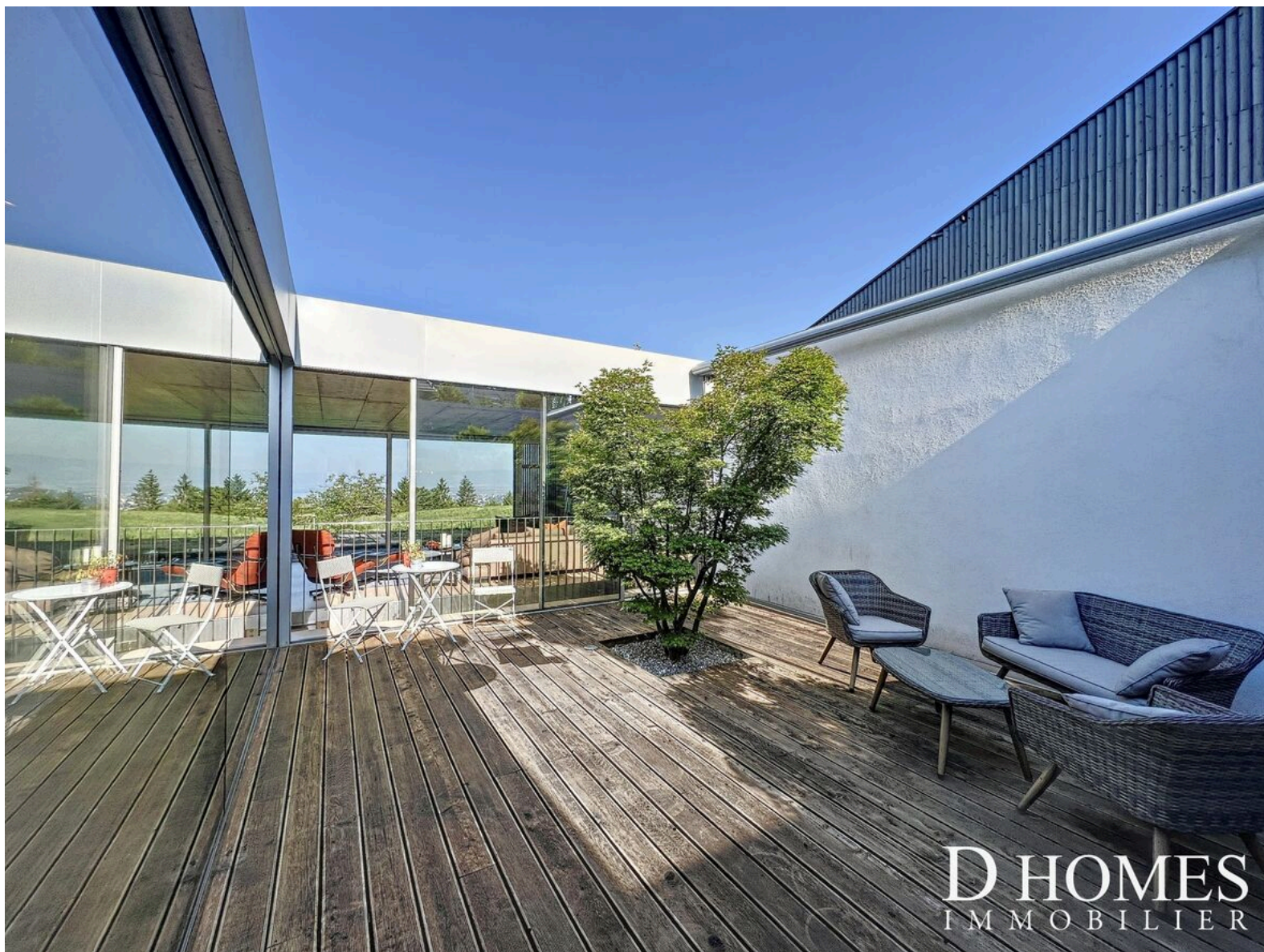
Standard

- > Minergie®

Picture(s)



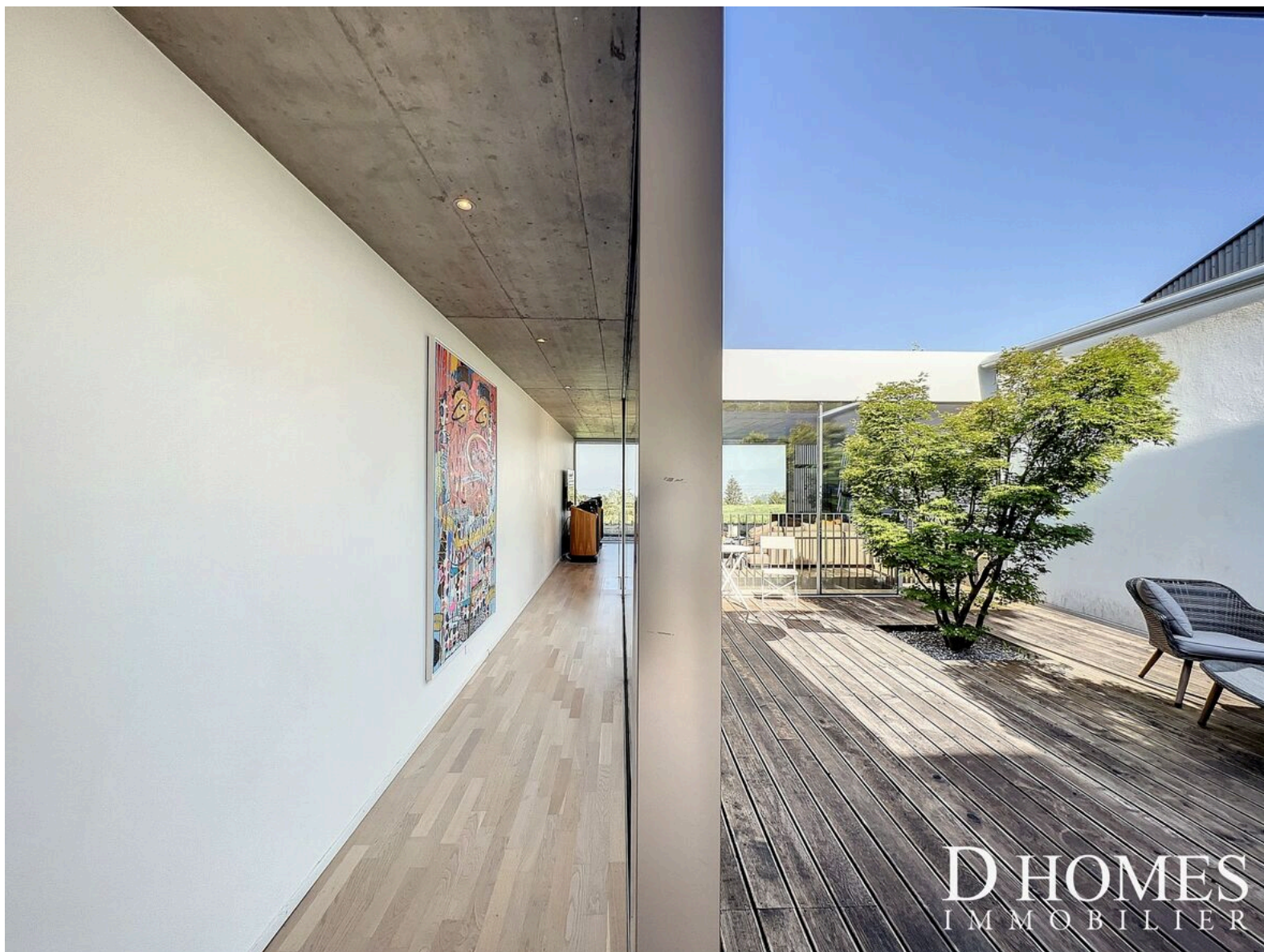


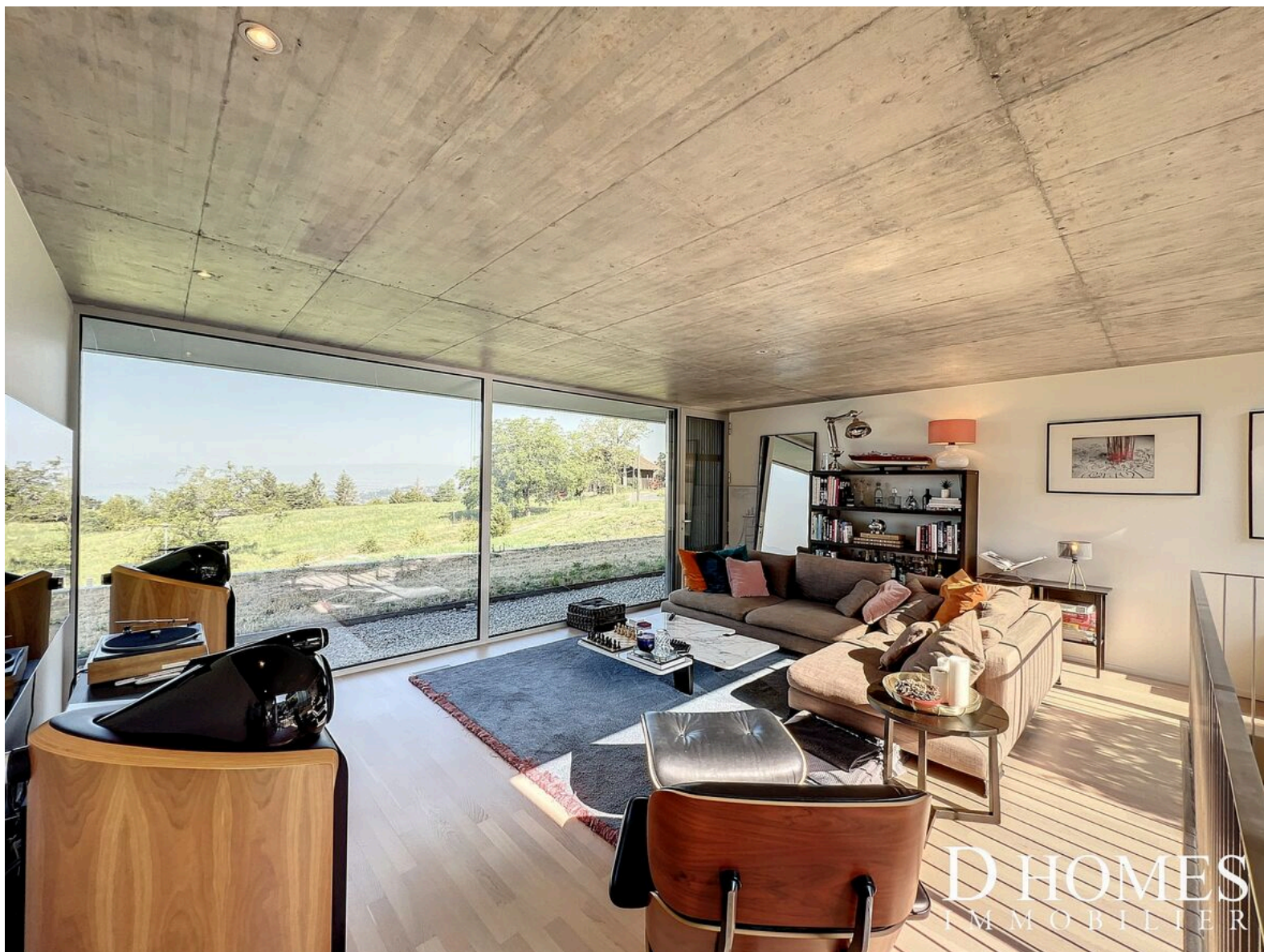




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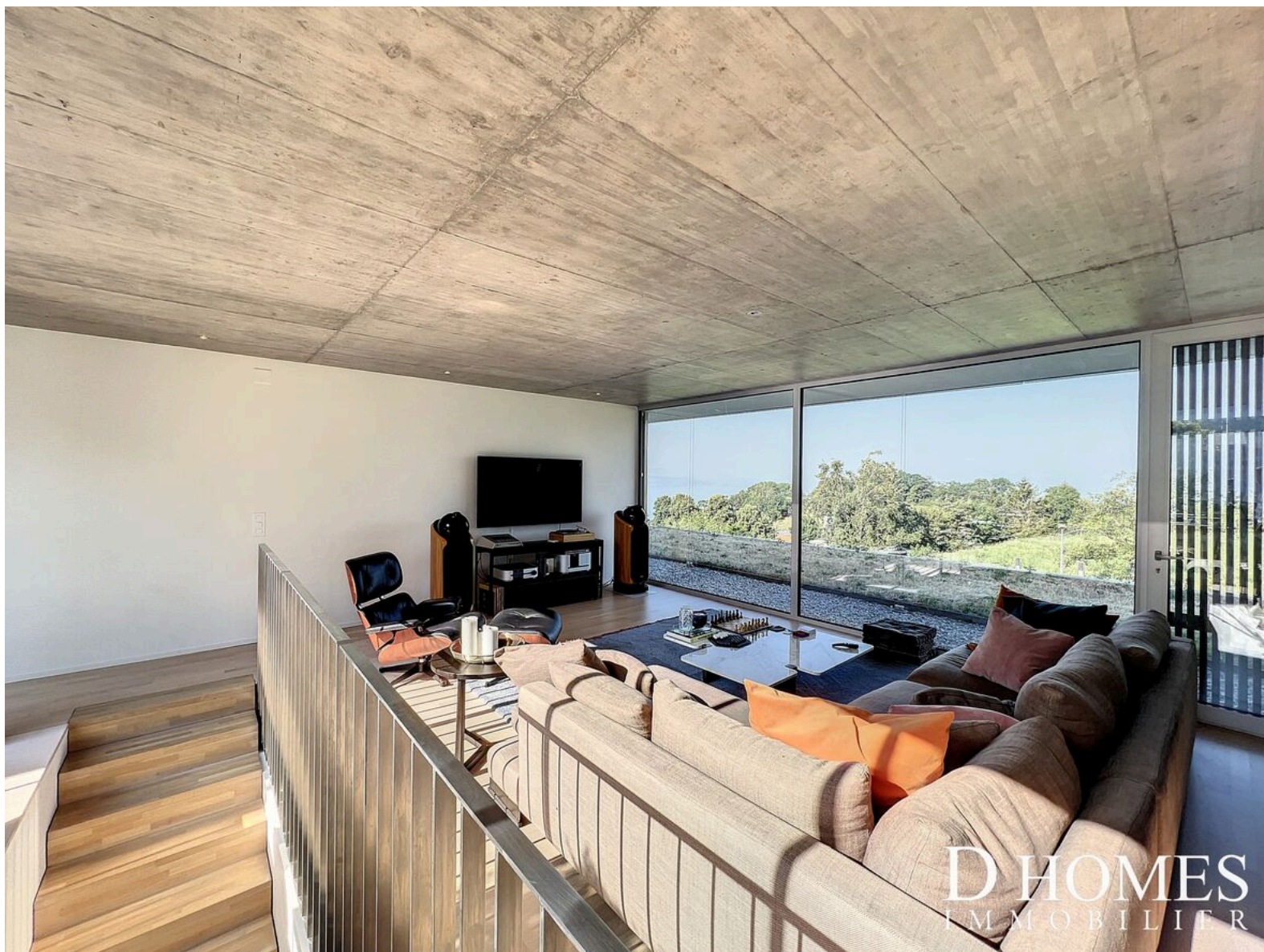






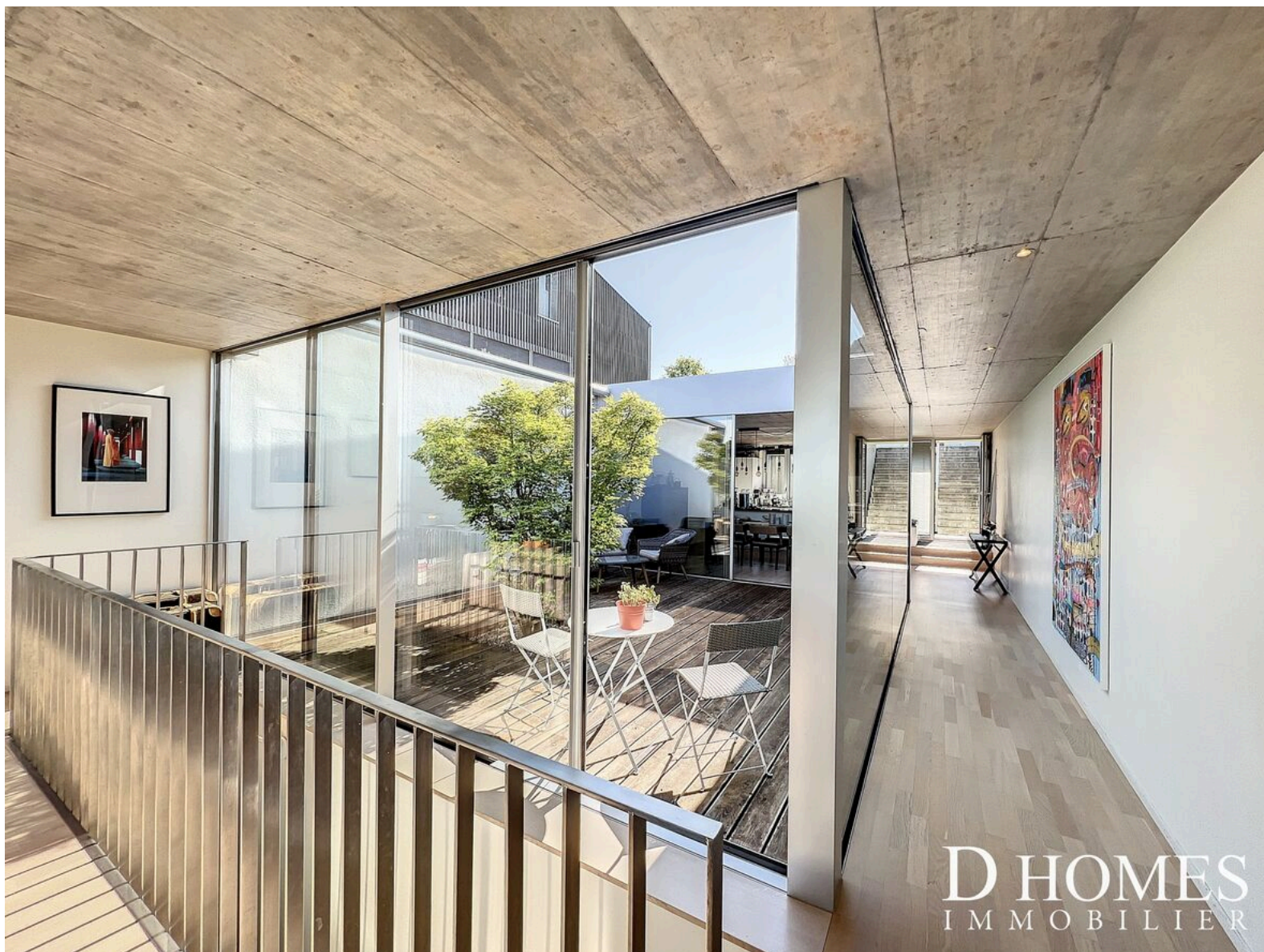
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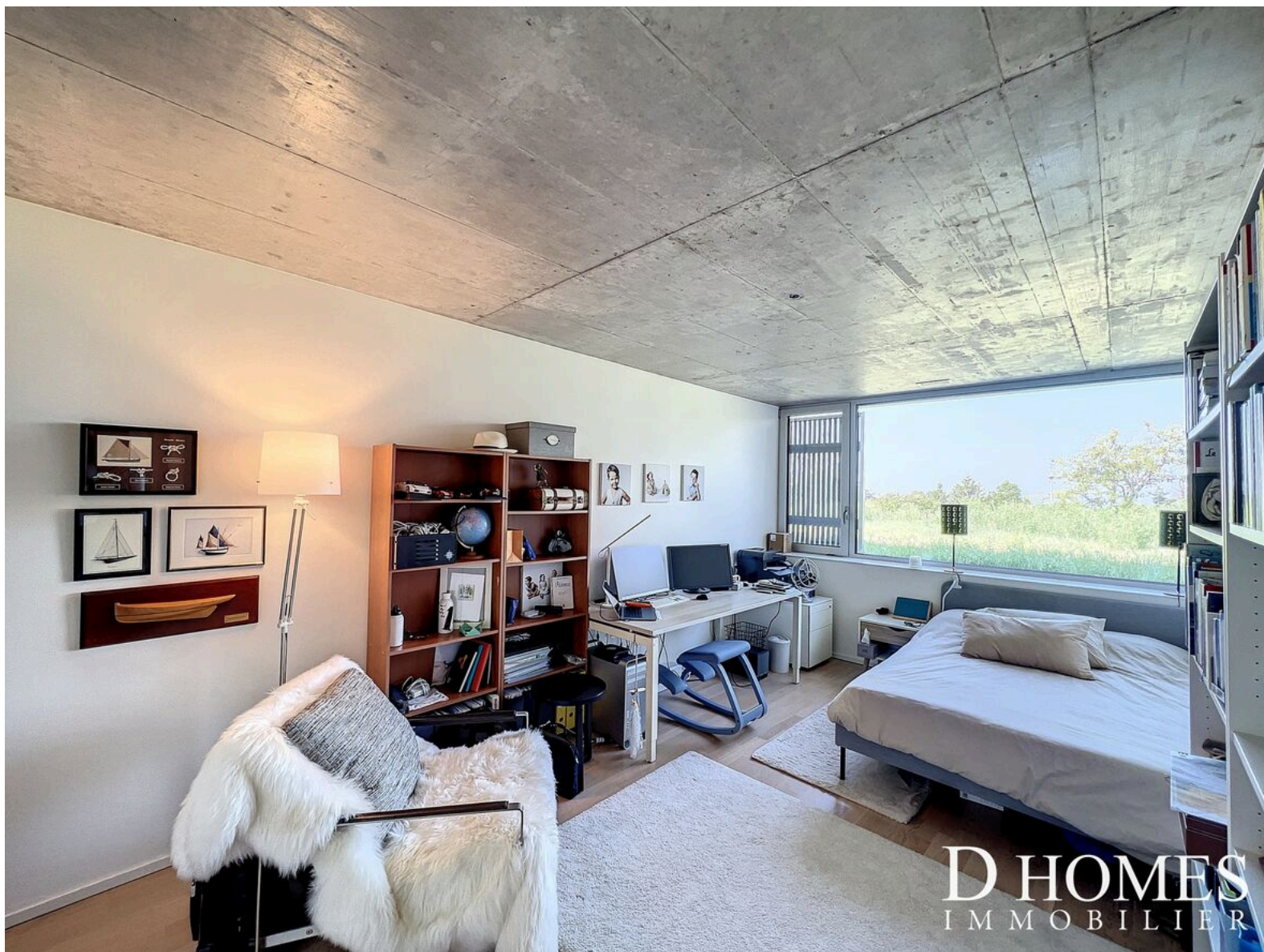




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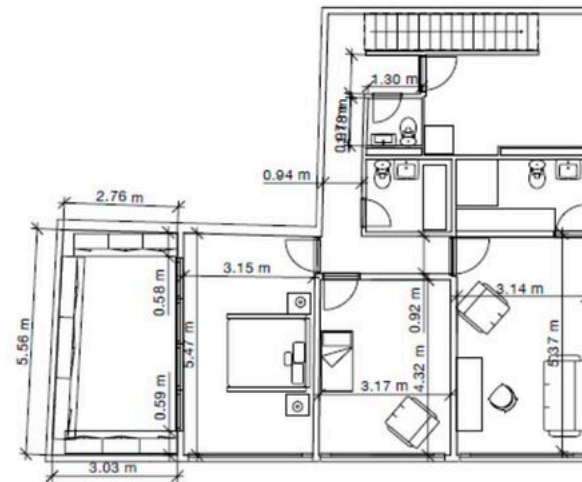
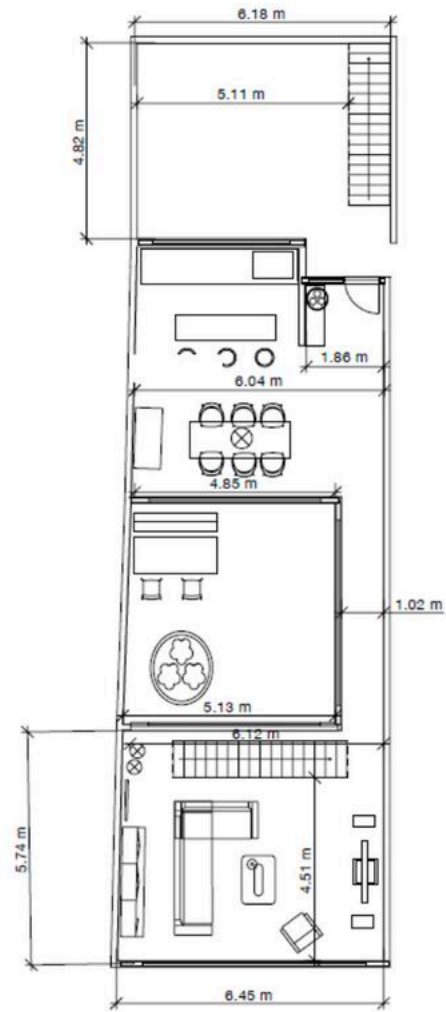


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Plan



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Notes
