



NOVILLE 1845 SWITZERLAND

CHF 1,944,384

150 Years
JOHN D WOOD & CO.

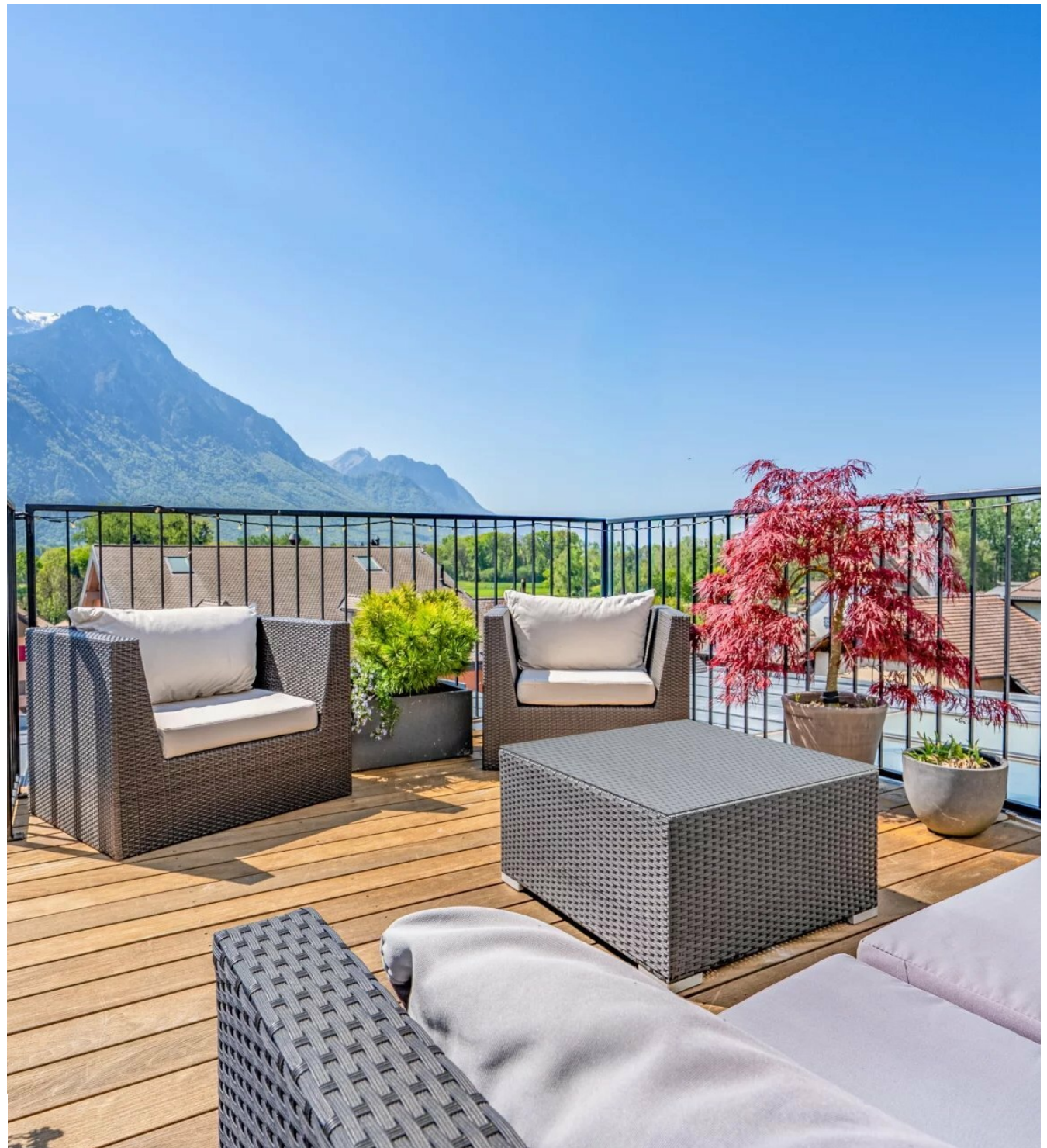
London, Country & International Property

NOVILLE 1845 SWITZERLAND

Coldwell Banker presents one of the most remarkable transformations in the Vaud Chablais region: a village house completely reimagined with a New York flair, offering 6.5 rooms, approximately 280 m² of living space and 342 m² of total floor area, spread over three levels with a private elevator. A stone facade, two zinc dormer windows, and a large arched opening. From the street, it's Noville, its church, its tiled roofs. The door opens with a fingerprint, and everything changes: raw concrete ceiling, black slate wall, steel-framed skylight, monumental stone fireplace.

**280 m,
148 m Plot size**

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Three levels served by a private elevator, a rooftop terrace with views of the Dents du Midi and Les Grangettes mountains. Outside, the Vaud village. Inside, a sophisticated interior with a New York spirit. Three-level layout, private elevator Ground floor - Entrance hall in marmoleum, biometric fingerprint door - Separate bedroom with shower room and toilet, usable as an office or guest suite - Equipped laundry room (washing machine and dryer) - Utility room with Windhager condensing gas boiler and solar thermal hot water system - Enclosed 2-car garage with motorized lift and E-charger charging station - Vaulted wine cellar - Elevator serving all three levels 1st floor, the heart of the house under a 4-meter ceiling - Open-plan living and dining room, exposed concrete ceiling, solid oak parquet flooring - Built-in custom-made wall cabinets - Ceiling height up to 4 meters - Entire wall clad in raised black slate - Monumental gray stone fireplace, black slate mantel, integrated log storage (created in 2021) - Kitchen Semi-open, fully equipped kitchen: Falcon range cooker, stainless steel worktop and appliances, Lacornue wall-mounted extractor hood, dishwasher, fridge-freezer, stone flooring - Guest WC - Mosquito nets on all windows on this level



2nd floor, sleeping area - Master suite with dressing room and full bathroom with shower and WC - Built-in custom-made wall wardrobes - Second bedroom - Shower room and WC - Built-in custom-made wall wardrobes - Service kitchenette - Mosquito nets on all windows on this level - Rooftop access Rooftop - 15 m² roof terrace with wooden deck and shade sail - Southwest facing, 180-degree panoramic views of the Dents du Midi, the Grammont, the Alps, the village rooftops, and the Grangettes nature reserve - Direct access from the bedroom level via a private staircase - No overlooking properties Key benefits - Elevator Private access to all 3 levels - Panoramic rooftop terrace with no overlooking neighbors, southwest facing for relaxing at the end of the day - 2-car garage with motorized lift and charging station, a rare find in a historic village setting - Premium security: fingerprint scanner, alarm, cameras, digital keypad, intercom - Fiber optic internet, triple glazing, underfloor heating, photovoltaic panels - Everyday shops less than 5 minutes away by car: Aldi, Lidl, Migros, Les Maraîchers (a local market garden), Restaurant de l'Étoile in the village - Local primary school a few minutes' walk away, ideal setting for a family



- Bus stop a 2-minute walk away, lines 120 (Villeneuve train station) and 121 (Aigle train station) - A9 motorway 5 minutes away, Lake Geneva 5 minutes away, Montreux 10 minutes away, Lausanne 35 minutes away, Geneva Airport 1 hour 15 minutes away

