

Les Terrasses du Léman

Saint-Gingolph



Switzerland | **Sotheby's**
INTERNATIONAL REALTY

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The Commune

Residents and visitors alike are captivated by the natural beauty surrounding this town, which offers breathtaking views around every corner. Moreover, the town fosters a way of life where hospitality and traditions blend harmoniously.

Education:

The town has a primary school complex, located next to the multipurpose hall, which was inaugurated in September 2008. Previously, the school was located in the castle. As for secondary education, the town is part of the Vouvry Orientation Cycle, along with the towns of Port-Valais, Vouvry, and Vionnaz. Sports:

Sports enthusiasts, meanwhile, will be spoiled for choice when it comes to burning off calories—whether running on the beach, hiking on marked trails, playing soccer on one of the two fields, or heading to the fully equipped multipurpose hall.

Events:

Major annual events:

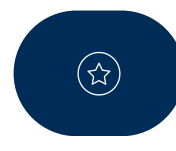
- Carnarioule (Carnival)
- French National Day
- Swiss National Day
- Saint Lawrence's Day
- Round of the Romandy Soapbox Derby Championship
- Chestnut Festival
- Brass Band Concerts



Elementary School Complex



Close to amenities



Docking space (easement) in front of your home



The Project

Just 5 minutes from Le Boulevard, this new development currently under construction "Les Terrasses du Léman" comprises four new 3.5- and 4.5-room apartments ranging from 113 m² to 142 m² (weighted area), nestled in St-Gingolph at the heart of a residence that majestically borders the shores of Lake Geneva.

In the morning, you can gaze out your window at the breathtaking view of the sparkling waters of Lake Geneva, with the Alpine peaks as a backdrop. This idyllic vision becomes a reality and invites you to immerse yourself in a living environment where every detail has been carefully thought out for your well-being.

Each apartment is meticulously designed with high-quality materials to create a space that embodies modernity and comfort. Elegant finishes and brand-new amenities add a touch of sophistication to your daily life. In addition to the sumptuous interior, you'll have the option of a mooring for your own boat, right at your doorstep. Direct access to the lake offers unparalleled freedom for boating enthusiasts or simply for those looking to recharge by the water.

Be among the first to seize this unique opportunity—become a homeowner today and move in by the end of 2025. Live in an apartment that truly embodies paradise and vacation vibes—a place where every day transports you to a state of relaxation and fulfillment.

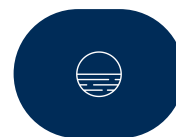
Your dream of a lakeside life starts here!



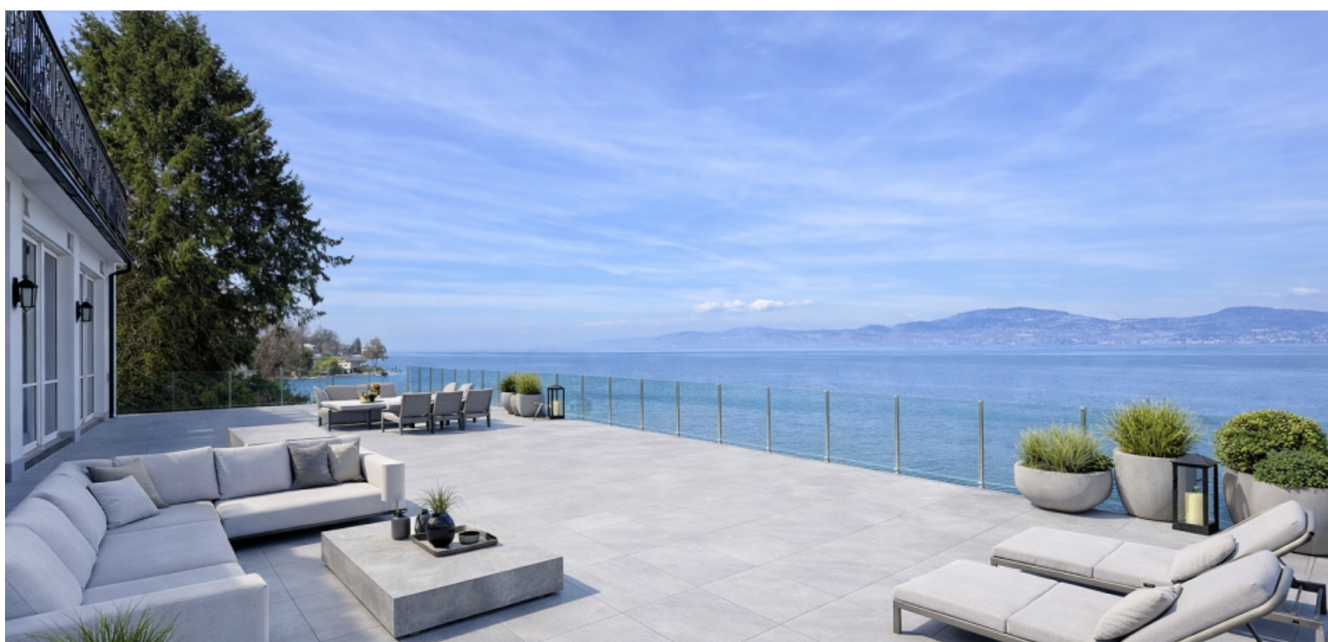
Idyllic setting



A quiet, green setting



Stunning views and direct access to Lake Geneva



Situation





Saint-Gingolph is located near the French-Swiss border, on the southeastern shore of Lake Geneva and on the Morge River delta.

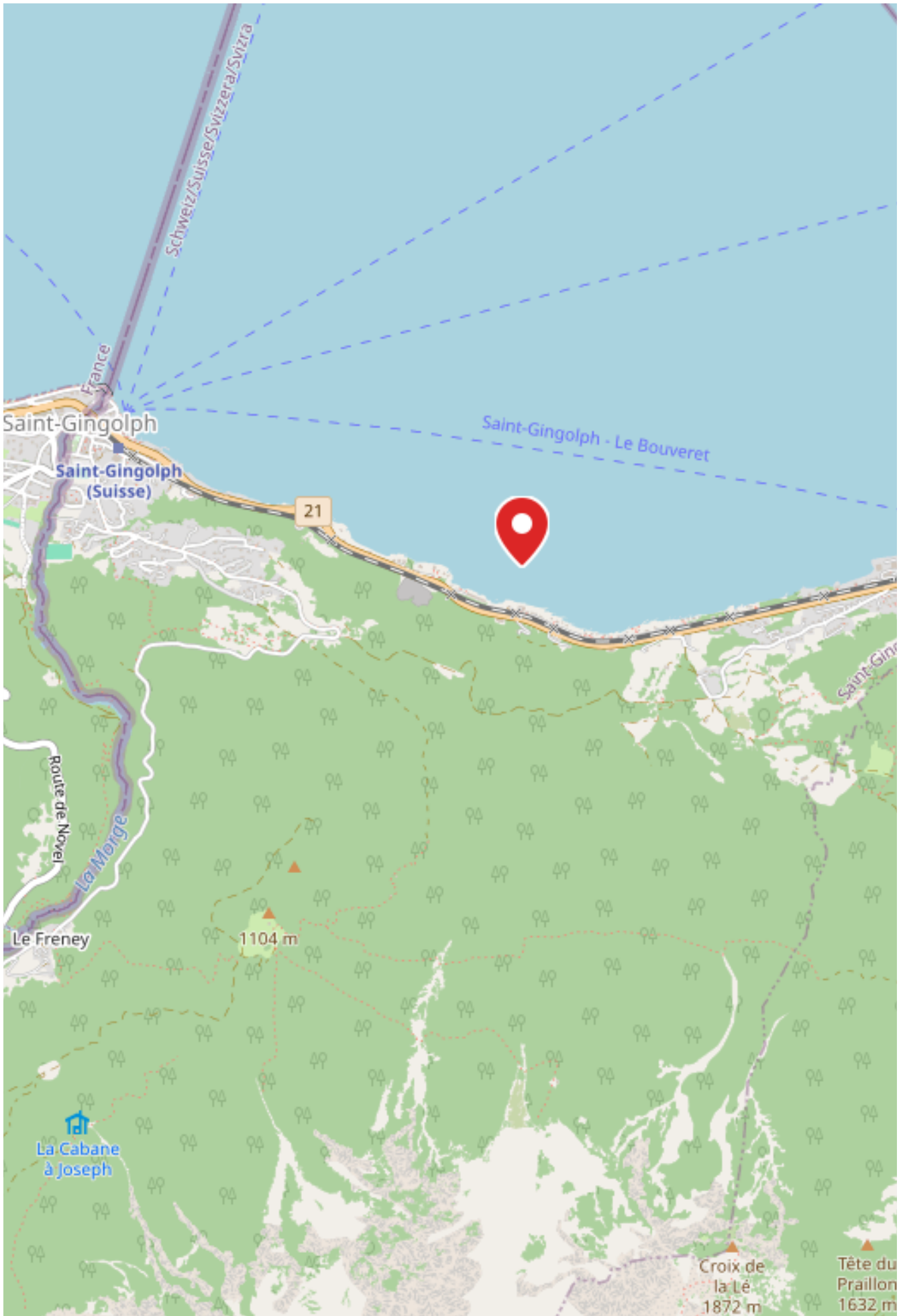
The town is located 17 kilometers east of Évian-les-Bains, 21 kilometers from Montreux, 22 kilometers from Monthey, and 23 kilometers from Thonon-les-Bains. The Swiss towns bordering Saint-Gingolph are Port-Valais and Vouvry.

Offering an exceptional living environment that combines the tranquility of the mountains with the relaxed lifestyle of lakeside living, its location is truly privileged, nestled between the majestic Lake Geneva and the Alpine peaks. This makes it a true gem of the region.

Water sports enthusiasts will appreciate the calm waters of Lake Geneva, ideal for sailing, canoeing and kayaking, or simply a refreshing swim.

Saint-Gingolph is also rich in history and heritage. The remains of ancient fortifications serve as a reminder of its eventful past, while the churches and chapels bear witness to its religious and cultural traditions.

| |  |  |  |  |
|--------------------------------|---|---|---|---|
| Airport | 0 m | - | - | - |
| Bank | 2.0 km | 30 min | 30 min | 5 min |
| Gondola lift / ski lift | 0 m | - | - | - |
| Highway | 0 m | - | - | - |
| Nursery school | 0 m | - | - | - |
| Post | 2.1 km | 30 min | 30 min | 5 min |
| Primary school | 2.0 km | 30 min | 30 min | 5 min |
| Public transport | 45 m | - | - | - |
| Restaurants | 1.6 km | 25 min | 25 min | 5 min |
| Secondary school | 0 m | - | - | - |
| Shops | 2.1 km | 30 min | 30 min | 5 min |
| Station | 1.7 km | 25 min | 25 min | 5 min |



Construction

The living spaces will be spacious and bright, featuring large floor-to-ceiling windows that let in plenty of natural light. The planned flooring includes tile in the entryway, kitchen, and bathrooms, and hardwood floors in the bedrooms.

Radiator heating will be installed and powered by an air-to-water heat pump. Temperature control will be automatic via an outdoor sensor. The windowless bathrooms will have ventilation.

Each unit will have the necessary connections so that future owners can set up their laundry area according to their preferences.

As for the terraces, buyers will be able to select a fabric awning as an add-on from a selection of pre-selected models.

The choice of construction materials for the renovation of this building focused on high-quality, durable options.



High-quality, modern materials



Modern Architecture



Radiator powered by an air-to-water heat pump



Galerie





Technical data

Equipment

- Connections Washing Column
- Shower
- Kitchen
- Electric Blind
- Kitchen Furnished

Proximity

- Post
- Bus stop
- Highway
- Customs
- Lake
- Boat
- Shops
- Bank
- Restaurant
- Train station
- School Primary
- Hiking Trail
- Museum
- Religious monuments

Exterior

- Balcony
- Terrace
- Water
- Parking
- Mooring
- Step-free access

Interior

- Open Kitchen
- Triple Glazing
- Bath
- Cellar
- Builtin Closet
- Bright
- Smart thermostat

Ground

- Choose
- Parquet Floor
- Tiles

State

- Under Construction

Sight

- Beautiful
- Unobstructed
- Lake
- Mountain

Style

- Modern

Contact



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