

# JOUSTENS-MÉZERY



Exceptional residence at the gates of  
Lausanne

**Price upon request**



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n° ref. **034215**



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## SITUATION AND DESCRIPTION

Discover this exceptional mansion, a real pearl dating from the 19th century. With a complete renovation in 2020, this building subtly combines the charm of yesteryear and modern comfort. Nestled in a quiet and preserved residential area of Jouxens-Mézery, this residence offers a unique architectural setting. Its strategic location, just 10 minutes from the center of Lausanne and 40 minutes from Geneva, allows you to enjoy ideal proximity while escaping the urban tumult.

This exceptional property harmoniously combines comfort, refinement and modernity. With its generous volumes and a perfect distribution of spaces, it offers you an incomparable living environment. Spread over a one-hectare plot, the property consists of several buildings, totaling more than 1,500 m<sup>2</sup> of living space. A children's playground, a carefully landscaped garden and a Japanese pavilion, where different species and trees from Japan coexist, complete this

idyllic ensemble.

This exceptional residence incorporates state-of-the-art technologies and has a state-of-the-art home automation system, guaranteeing absolute security. The main property, spread over three levels served by an elevator, offers a total of 9 bedrooms. As soon as you arrive, the ground floor reveals a vast lounge area with a majestic fireplace and impressive high ceilings. A large dining room, a superbly decorated winter garden, a library lounge in precious wood, a home cinema and an exceptionally beautiful semi-professional kitchen open onto a terrace offering a breathtaking view of the lush garden. Completing this floor, you will also find a guest WC, a bedroom with a dedicated staff bathroom and several cleverly integrated storage spaces. An underground access leads you directly to the covered swimming pool, a true haven of relaxation.

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On the first level, a large mezzanine serves the master suite, offering a large dressing room, an adjoining bathroom and a beautiful panoramic terrace with breathtaking views of the lake. Four other bedrooms, two of which have adjoining bathrooms, as well as an additional bathroom, are also present on this level. The converted attic on the second floor accommodates an exceptional room of 127 m<sup>2</sup>, revealing a magnificent original framework. Currently used as a games room, this room also includes a mezzanine. Three additional bedrooms and three bathrooms complete this floor.

The magnificent second building, accessible by an elevator on three levels, offers a unique configuration. As soon as you enter the first wing, you discover an elegant living room with an open kitchen, two luxurious bedrooms with their private bathrooms, as well as a mezzanine living room and generous storage spaces. The second wing, on the other hand, offers a spacious loft space with a versatile mezzanine that can be converted into an office or any other space according to your needs. You can also access the garage directly from this part of the building, for added convenience.

Finally, the adjacent pavilion houses a sumptuous indoor swimming pool of exceptional dimensions, measuring 18×8 meters. Huge floor-to-ceiling windows provide stunning views of the terrace and garden, flooding the space with enchanting natural light. You will also find a perfectly appointed spa area, including a hammam, a sauna and a shower, which completes this superb environment dedicated to leisure and relaxation. In addition, covered parking lots are provided for up to four vehicles, and plenty of parking spaces are available outside the property.

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## **SURFACES**

Surface of parcel	10167 m <sup>2</sup>
Useful surface	1500 m <sup>2</sup>
Volume	6730 cbm

## **CHARACTERISTICS**

Number of rooms	20
Number of bedrooms	11
Number of bathrooms	9
Year of construction	1890
Year of restoration	2020
Heating system	Heat pump
Heating installation	Radiator, Floor
Second home	Non authorized



**PROXIMITY**

- Villa area
- Green
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Annex
- Gardenhouse
- Storeroom
- Parking
- Garage

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Pantry
- Wintergarden
- Veranda
- Storeroom
- Workshop
- Sauna
- Jacuzzi

- Hammam
- Swimming pool
- Spa
- Home cinema
- Recreationroom
- Craft room
- Built-in closet
- Air conditioning
- Water softener
- Fireplace
- Double glazing
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Induction cooker
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Secomat
- Connections for washing tower
- Bath
- Shower
- WiFi
- Photovoltaic panels
- Optic fiber
- Electric blind

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **FLOOR**

- Parquet floor
- Marble
- Stone
- Granite

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Lake
- Park
- Forest





















































