

ARZIER-LE MUIDS



Exceptional property in Arzier-Le Muids

CHF 15'000'000.-

Parking place(s) included



12.5



7



~350 m²

n° ref. **040678**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

François Sanchez

+41 79 533 92 29

francois.sanchez@swsir.ch



SITUATION AND DESCRIPTION

Nestled in the heart of a privileged environment in Arzier-Le Muids, this magnificent master property offers an exceptional living environment. Erected on two fully fenced plots totaling almost 19,000 sq.m., it combines prestige, comfort and privacy, while boasting breathtaking views of the lake and the Alps. Completely renovated between 2013 and 2018, the 352 sq.m. living area of the Maison de Maître is distinguished by its generous volumes and refined finishes.

Maison de Maître

- **Garden floor**: A vast living room with fireplace, an elegant dining room, a library, a functional kitchen, as well as two en suite bedrooms and a large study.
- **1st floor** : A mezzanine overlooking the living spaces, a superb master suite with dressing room and bathroom, as well as guest bedrooms and a private area.

- **Attic** : Two additional en suite bedrooms, an office and a spacious games room.

- **Basement** : Air-conditioned wine cellar, laundry room and utility room.

Outbuildings

- **Pavilion "salon de thé" (12 m², renovated in 2015)** : A charming and intimate space, ideal for relaxing moments.

- **Independent chalet (24 m², renovated in 2022)** : Perfect accommodation for entertaining visitors independently.

- **Staff house (142 m², renovated in 2015)** : Comprising living areas, office, kitchen, bedrooms and sanitary facilities, this space is designed to ensure optimum comfort for resident staff.

Exteriors and Amenities

The entire property is fully secured by an electric gate, intercom and surveillance system. A double garage, several outdoor parking spaces and three additional spaces dedicated to staff facilitate parking. In addition, an infrastructure is in place for the reinstallation of a swimming pool according to the wishes of the future owners.

This rare property harmoniously combines the cachet of a historic residence with modern comfort. Ideal for a family in search of space and tranquility, it also represents a unique opportunity for those wishing to have several outbuildings to accommodate guests or staff.

An exceptional residence to be discovered without delay.

SURFACES

Living area	~ 350 m ²
Surface of parcel	~ 18800 m ²
Garden surface	~ 3780 m ²

CARACTERISTICS

Number of floors above ground	3
Number of rooms	12.5
Number of bedrooms	7
Number of bathrooms	6
Number of toilets	7
Year of construction	1940
Year of restoration	2018
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Inside parking place/s	2 included
Outside parking place/s	6 included
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	478 m
Primary school	1072 m
Stores	1306 m
Restaurants	419 m

DISTRIBUTION

Garden floor

- An entrance hall with dressing room and guest WC.
- A large living room with fireplace and access to the terrace.
- A dining room with terrace access.
- A library room with terrace access.
- A closed kitchen, with private access for staff.
- Two en-suite bedrooms, with shower room and WC and private access from outside.
- Former billiard room, refurbished as a large office with fireplace and access from the south terrace.

1st floor

- Two storerooms, located above the guest bedrooms.
- A large mezzanine connecting the ground floor, the guest bedrooms and the master bedroom area.
- A very large master suite with dressing room, two bathrooms with WC, and a "sitting" room.

Under the roof

- Deux chambres en suite avec salles de bains et WC.
- Un bureau.
- Une spacieuse salle de jeux.

Basements

- An air-conditioned storeroom and wine cellar, accessible from the outside.
- A laundry and utility room, accessible from the entrance hall.



LOCATION

Nestled in the heart of the Vaud Jura mountains, the commune of Arzier-Le Muids, offers an enchanting living environment, combining alpine charm and tranquility. Surrounded by vast forests and lush green meadows, the village has an authentic mountain atmosphere, with wooden chalets, hiking trails and panoramic views of the Alps and Lake Geneva. This peaceful enclave offers an incomparable quality of life, with its local services and lively community spirit, providing its residents with a friendly, family-friendly living environment.

- A small independent heated chalet, for visitors, with shower room and WC.
- An annexe building for staff with office, kitchen, rest room, visitor WC, two bedrooms and a shower room with WC. The property also has 3 outdoor parking spaces.
- An electric gate at the entrance to the plot.

OUTSIDE CONVENIENCES

- A double garage with two manual openings.
- Three outdoor parking spaces.
- A small heated tea house with space for dogs.

NEIGHBOURHOOD

- Village
- Green
- Park
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Annex
- Garage
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Fireplace
- Double glazing
- Bright/sunny

- With character

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Alarm
- Videophone
- Oversee camera
- Electric gate
- Outdoor lighting

FLOOR

- Tiles
- Antique parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal

FINANCIAL DATA

Price

CHF 15'000'000.-

Availability

To be discussed

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- All day

VIEW

- Unobstructed
- Panoramic
- With an open outlook
- Lake
- Alps

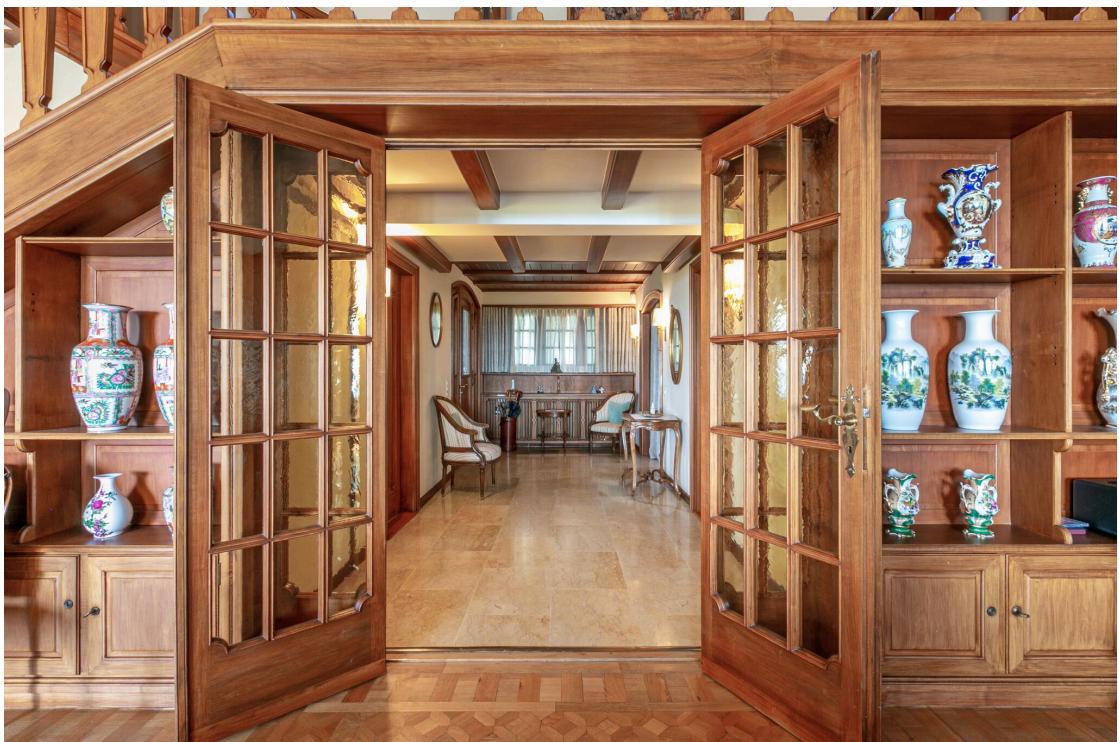
STYLE

- Character house





















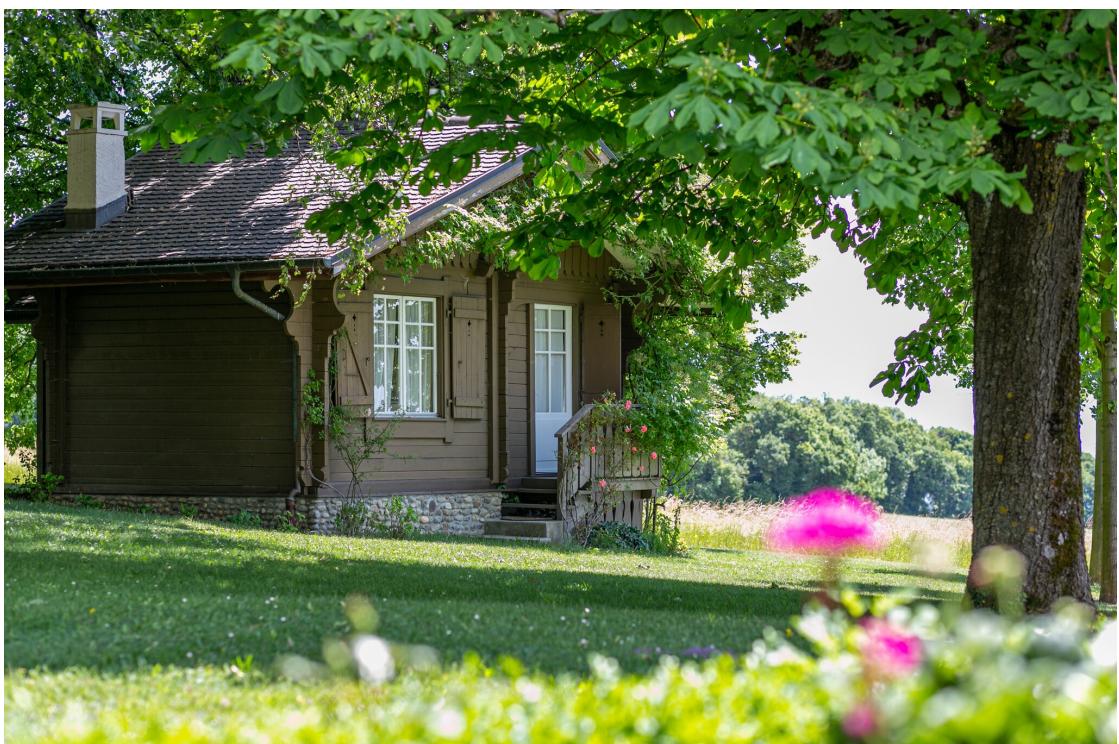




















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