

FONTAINES-SUR-GRANDSON



Absolute luxury and discretion: renovated
farmhouse with indoor spa

Price upon request



12



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n° ref. **044640**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Absolute luxury and discretion: behind the understated façade of a renovated former farmhouse lies a residence offering around 750 m² of refined usable space. Fully transformed in 2013, the property blends rural charm with sophisticated contemporary design, creating an atmosphere of calm, privacy and understated elegance.

Generous, light-filled volumes, smoked oak hardwood floors, large picture windows and skylights, glass walkways, noble materials and an original stone wall give the home a truly unique identity. Comfort is further enhanced by full home automation (lighting, heating, security, Sonos) throughout. The ground floor features an impressive double-height living and dining area, two elegant modern fireplaces, and a superbly equipped separate kitchen with two ovens, two dishwashers, dual kitchen islands, a teppanyaki grill and an efficient extraction system. A discreet

dumbwaiter connects the kitchen to the first floor, ideal for serving guests in the home cinema or recreation room.

An indoor spa completes the main level, with a 7 x 3.5 m swim-jet pool, a sauna and designer showers opening onto an intimate terrace with built-in parasols, an outdoor fireplace and two decorative outdoor fountains.

The residence includes five bedrooms (with potential for eight), including an exceptional master suite with panoramic terrace, separate dressing rooms and a full bathroom. The upper floors also offer a library/lounge, a soundproof home cinema and several versatile rooms suitable for additional sleeping quarters, office space or leisure areas.

A 35 m² cellar with independent access and an air-

extraction system for smoke and odors completes the reception spaces and offers a private and functional area for entertaining.

Set on over 4,000 m² of land, the property includes a large garden, an illuminated paved driveway and an L-shaped garage for up to six cars, along with several exterior parking spaces.

Located just three minutes from the motorway and close to Lausanne, international schools and the lake, this property offers a rare opportunity for those seeking a discreet and elegant residence with potential for both private and professional use, including a wellness institute, private clinic or executive retreats.

SURFACES

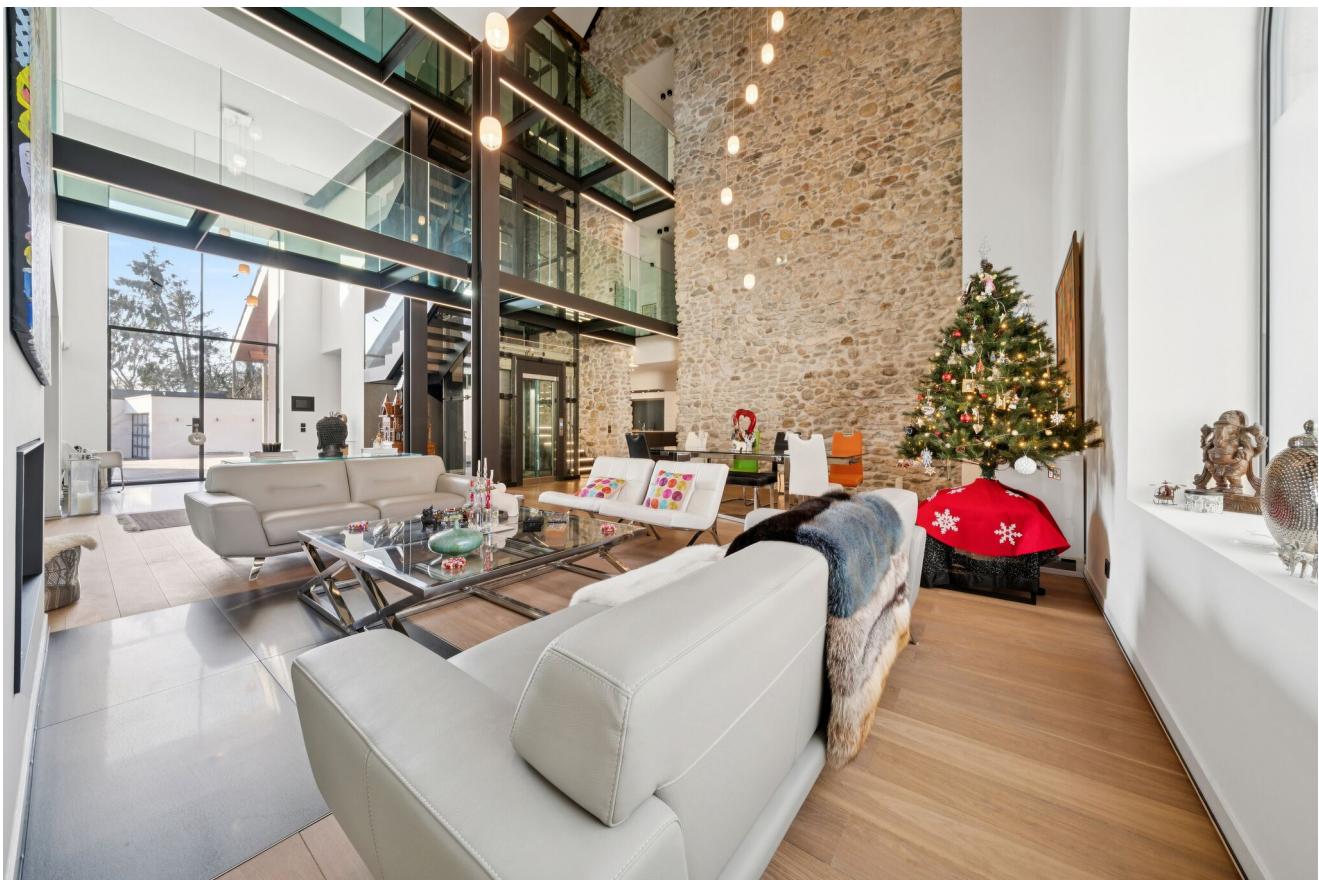
Surface of parcel	~ 4062 m ²
Useful surface	~ 750 m ²
Volume	~ 4443 cbm

CARACTERISTICS

Number of rooms	12
Number of bedrooms	5
Number of bathrooms	8
Year of construction	1784
Year of restoration	2013
Heating system	Pellets, Solar
Domestic water heating system	Pellets, Solar
Heating installation	Floor, Chimney
Second home	Authorized
Construction zone	Zone village
Energy efficiency	A
Building envelope	A
Parking places	Yes, obligatory

DISTANCES

Public transports	41 m
Primary school	677 m
Stores	2878 m
Restaurants	934 m



LOCATION

Fontaines-sur-Grandson offers a peaceful living environment between lake and countryside, with direct access to the motorway allowing quick connections to Lausanne, Neuchâtel and Yverdon. The proximity to schools, services, the lake and major transport routes ensures a practical and comfortable daily life.

CONSTRUCTION

Originally, the property was a traditional rural building typical of the region, consisting of an old farmhouse. It underwent a complete and meticulous transformation, with renovation work completed in 2013. This full reconstruction preserved the structural charm of the original building while adapting it to contemporary standards through noble materials, redesigned volumes and modern installations.

PROXIMITY

- Village
- Green
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Bike trail

- Fitness room
- Swimming pool
- Spa
- Recreationroom
- Partially furnished
- Built-in closet
- Connected thermostat
- Water softener
- Heating Access
- Fireplace
- Triple glazing
- Bright/sunny
- Exposed beams

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Covered parking space(s)
- Garage
- Visitor parking space(s)
- Built on even grounds

EQUIPMENT

- Kitchen island
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Shower
- Bath
- Electric car terminal
- Alarm
- Interphone
- Videophone
- Oversee camera
- Outdoor lighting
- Home automation

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Carnotzet
- Storeroom
- Sauna

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Valley view
- Rural
- Lake
- Garden
- Fields
- Forest
- Mountains

STYLE

- Modern
- Atypical house

STANDARD

- Minergie®

