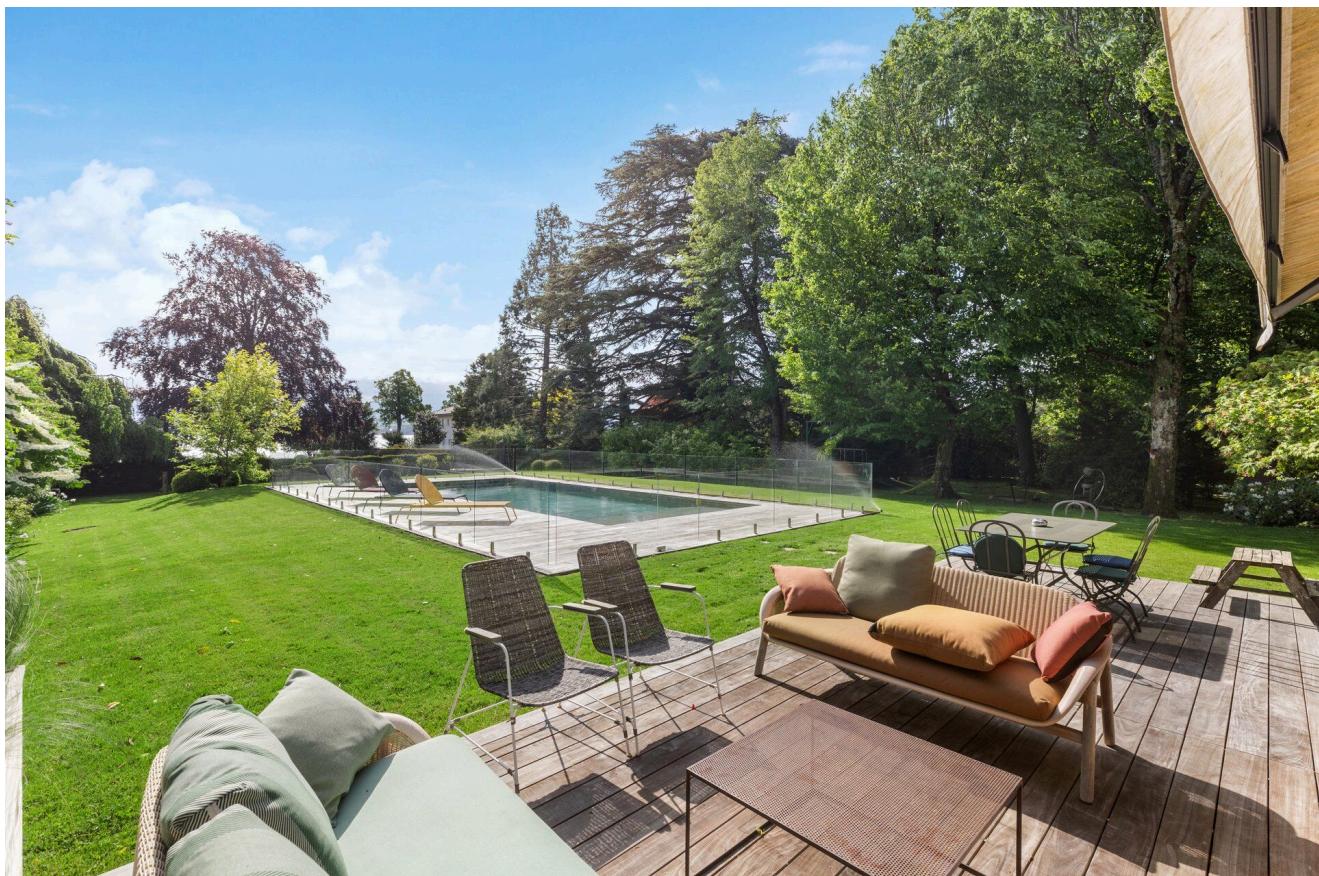


VERSOIX



Exceptional property close to the lake

CHF 12'700'000.-

Annexe included



14



6



~420 m²

n° ref. **21292D**

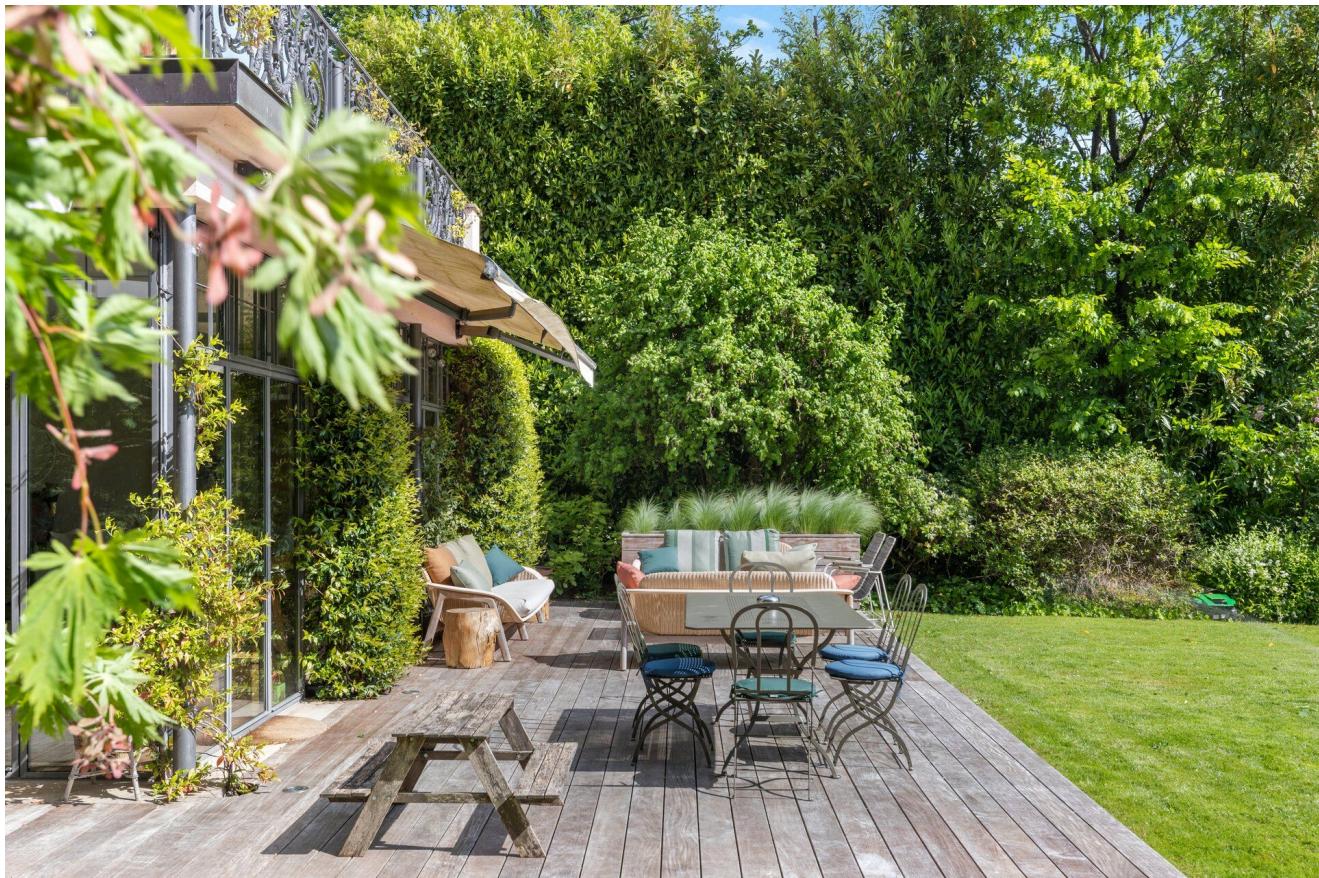


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SITUATION AND DESCRIPTION

Located on the second line of the lake, this superb residence, built in 1860 on a vast, beautifully wooded plot of almost 4000m², is a real rare pearl.

The approximately 600m² property was carefully restored in 2019 with quality materials to preserve its historic character, while adding modern amenities, to provide optimal comfort.

The ground floor is bright and spacious, with its two living rooms, one of which has a fireplace, a dining room and a modern kitchen equipped with high-end appliances. The large windows as well as the magnificent glass roof bring a beautiful light into all the rooms, creating a warm and welcoming atmosphere.

On the first floor, you will find a parental suite of almost 60 m² with dressing room and bathroom. The floor is completed by a large bedroom and its bathroom and

a lounge area.

On the second floor, three large bedrooms and a bathroom complete this family home.

The property's manicured garden is just as impressive as the interior, providing the perfect setting for family gatherings or relaxing outdoors. The house is also close to all amenities, such as schools, shops and restaurants.

This unique character house is a rare opportunity to own an exceptional property, combining charm and modernity, close to the lake.

SURFACES

Living area	~ 420 m ²
Surface of parcel	~ 3964 m ²
Useful surface	~ 570 m ²

2nd floor

- Three large bedrooms
- A bathroom
- Guest WC

CARACTERISTICS

Number of flats	1
Number of rooms	14
Number of bedrooms	6
Year of construction	1860
Year of restoration	2019
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Annexe (Studio)	included
Parking places	Yes, obligatory

DISTANCES

Public transports	250 m
Primary school	100 m
Stores	150 m
Restaurants	110 m

DISTRIBUTION

Ground floor

- Food
- Dining room
- Living room
- Desk
- Guest WC

1st floor

- Master suite with dressing room and bathroom
- Room
- A bathroom
- Living room
- Guest WC

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school
- Sports centre
- Tennis centre

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Dressing
- Veranda
- Wine cellar
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Electric blind
- Alarm
- Interphone
- Code door
- Electric gate

FLOOR

- Tiles
- Antique parquet floor
- Carpet

CONDITION

- Good

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Unobstructed
- Lake
- Garden
- Forest
- Mountains

FINANCIAL DATA

Price

CHF 12'700'000.-

Availability

To be discussed

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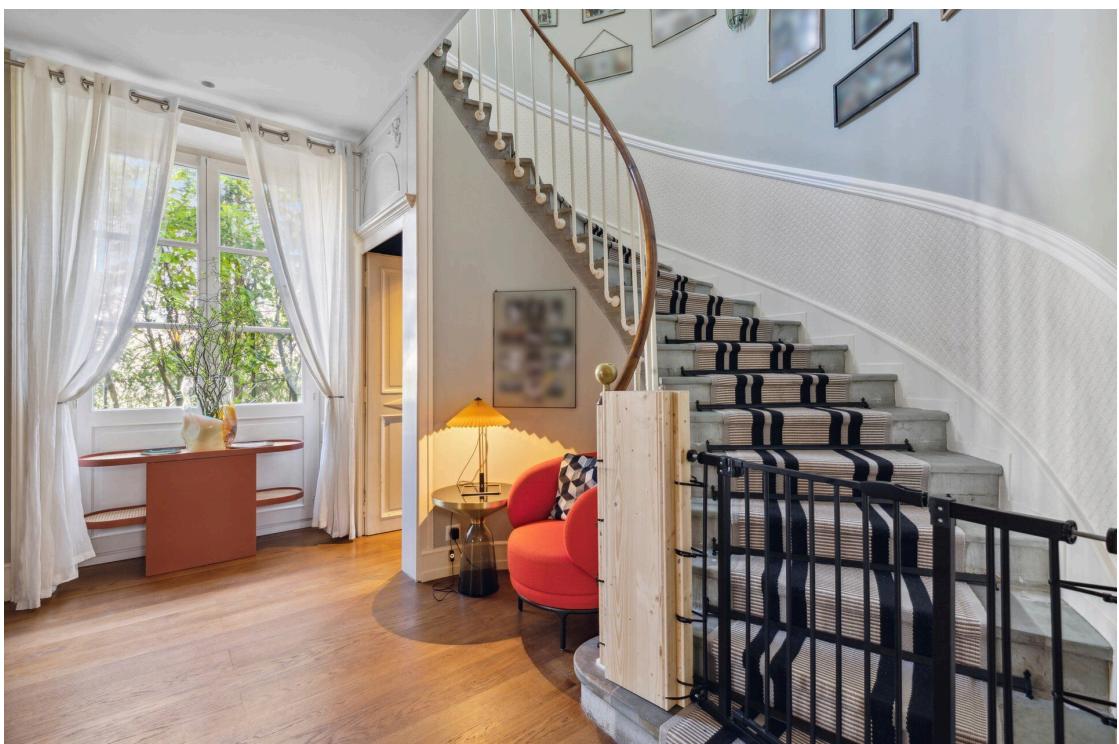


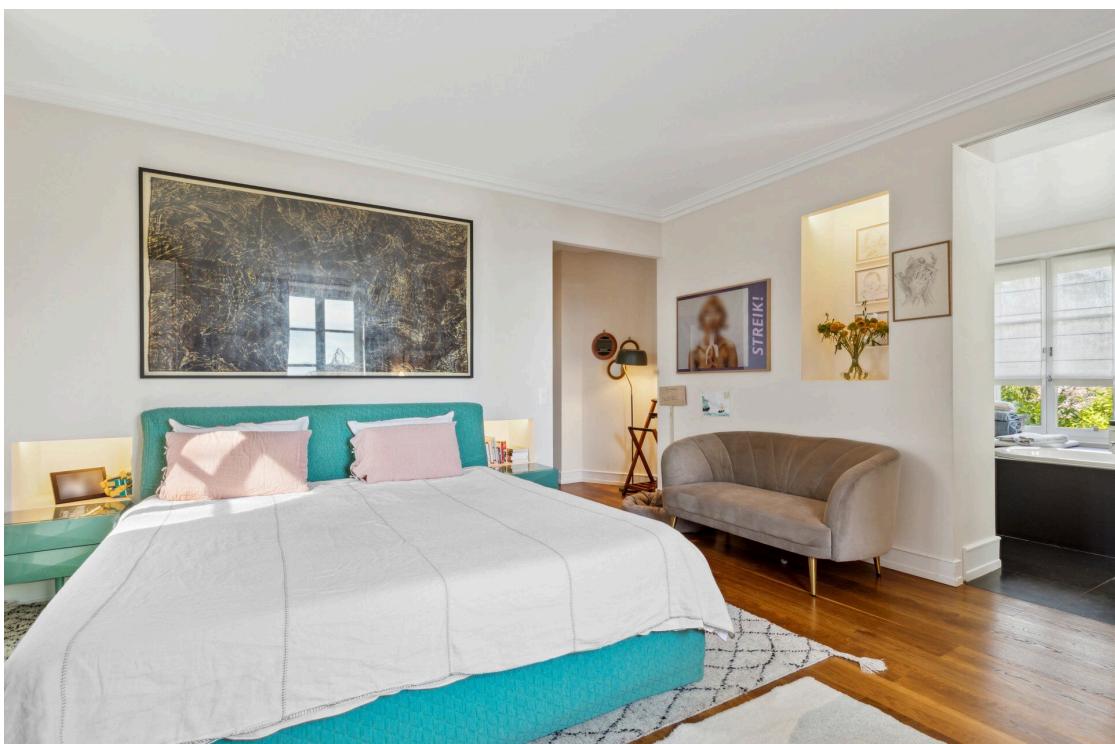












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