

# BOUGY-VILLARS



Exceptional property in the heart of the village  
with lake view

## Price upon request

Price of parking place(s) in addition



10



5



397 m<sup>2</sup>

n° ref. **037649**



**Switzerland | Sotheby's International Realty**  
Grand-Rue 102, 1110 Morges

**Davide Marra**  
+41 76 310 77 24  
davide.marra@swsir.ch



Switzerland

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## SITUATION AND DESCRIPTION

Ideally situated, with breathtaking views of the sparkling lake and the majestic surrounding mountains, this sumptuous residence of over 400 m<sup>2</sup> unfolds its charm in the heart of the picturesque village of Bougy-Villars, in a peaceful, unspoilt setting, just a few steps from the local inn and a bus stop providing easy access to the Allaman or Rolle SBB stations.

Erected around 1870, this residence was completely renovated with attention to detail and exceptional materials in 2002, giving every space timeless elegance and unparalleled refinement.

From the entrance, a vast reception hall warmly welcomes visitors, while a majestic staircase and gallery add a touch of grandeur. The first floor opens onto a spacious living room with fireplace, bathed in light thanks to its large glass doors, offering fluid

access to the terrace and lush garden. An elegant dining room completes this space, ideal for receptions. The kitchen, a true culinary masterpiece, combines functionality and aesthetics with its Miele-brand equipment and bespoke finishes, creating a place conducive to gourmet feasts.

Upstairs, five generous bedrooms, including one with a fireplace, and three shower rooms, provide a haven of peace and comfort for every occupant. The attic, transformed into a vast lounge/study lit by numerous skylights, offers a bright, versatile space, while an adjoining room, currently used as a laundry room, offers the possibility of creating an additional shower room as required .

A garage and four outdoor parking spaces complete this exceptional property, while an authentic wine cellar, dug into the ground, adds a unique touch of

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character to the property.

Meticulous maintenance and the choice of durable materials ensure not only the timeless aesthetics of this home, but also peace of mind for years to come.

Offering the perfect combination of luxury, comfort and privileged location, this exceptional property embodies the authentic charm of the village of Bougy-Villars, offering its residents an incomparable living experience, with striking panoramic views of Lake Geneva

**SURFACES**

Living area	397 m <sup>2</sup>
Surface of parcel	796 m <sup>2</sup>
Useful surface	454 m <sup>2</sup>
Volume	1608 cbm

**CHARACTERISTICS**

Number of rooms	10
Number of bedrooms	5
Year of construction	1870
Year of restoration	2002
Heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Total nb. of parkings	5 included

**DISTANCES**

Public transports	82 m
Primary school	3140 m
Stores	2390 m
Restaurants	143 m

**DISTRIBUTION****Ground floor**

- Large reception hall
- Living room with fireplace
- Open kitchen
- Dining room
- Gallery
- Access to terrace/garden
- Access to garage

**1st floor**

- 5 bedrooms
- Dressing room
- 3 bathrooms
- WC

**2nd floor**

- A large laundry room with the possibility of creating a bathroom

- A library
- A dressing room / storage
- A vast room allowing the creation of additional bedrooms

**Under the roof**

- Library space of approx. 116m2, currently used as a lounge/office
- Adjoining room, currently used as a laundry room, with all the necessary connections to create a shower room with shower, bath, washbasin and WC



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## LOCATION

Ideally located, with a breathtaking view of the sparkling lake and majestic surrounding mountains, this sumptuous 400 m<sup>2</sup> home unfurls its charm in the heart of the picturesque village of Bougy-Villars, in a peaceful, unspoilt setting, just a few steps from the local inn and a bus stop providing easy access to the Allaman or Rolle SBB stations

## MUNICIPALITY

Bougy-Villars is located in the district of Morges. In the heart of the Côte Vaudoise, this charming village enjoys magnificent views over the Lake Geneva basin and the Alps, dominated by Mont Blanc. It's only 15 minutes from downtown Morges. The village boasts a number of sports facilities, including the Golf Parc du Signal de Bougy, the Adventure Park, the "Le Signal" shooting club and a table tennis club. The Auberge de Bougy-Villars is located in the center of the village. Numerous winegrowers and winemakers are also in

the vicinity, offering wine tastings and aperitifs. A 10-minute drive away is the Signal de Bougy park and its restaurant, Parc du Pré Vert. For shopping enthusiasts, the Allaman and Rolle shopping centers, as well as the Allaman shopping zone, offer a wide choice.

The motorways to Geneva and Lausanne are a 7-minute drive from the village. For public transport users, the village is served by a bus network that takes you to the Allaman SBB station in 6 minutes, or to Rolle station in 10 minutes. Primary and secondary schools are located in Féchy and Aubonne. A school bus will take care of transport, and a UAPE system is also available for schoolchildren. Day-care centers and a childcare network complete the range of services available for the little ones

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**NEIGHBOURHOOD**

- Village
- Mountains
- Lake
- Vineyard
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Near a golf course

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Storeroom
- Parking
- Garage
- Built on even grounds
- Middle house

**INSIDE CONVENIENCES**

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Wine cellar
- Storeroom
- Built-in closet
- Fireplace
- Double glazing
- Skylights
- Natural light

- With character

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Shower

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Unobstructed
- Panoramic
- Lake
- Mountains

**STYLE**

- Character house

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

To be discussed

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