

# MONNAZ



On the outskirts of Morges, beautiful property  
in the heart of a large

**CHF 4'800'000.-**

Parking place(s) included



9.5



7



~380 m<sup>2</sup>

n° ref. **038784**



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## SITUATION AND DESCRIPTION

Nested in a quiet, verdant setting in the heart of a large park, this 330m<sup>2</sup> property is ideal for a large family. Built in 1960 and renovated in 2021, it will appeal to lovers of tranquility looking for a very private location.

The first floor benefits from a generous entrance hall, a vast living-dining room, as well as a large kitchen with central island. The night area includes three bedrooms and two bathrooms.

The first floor, with its cachet and magnificent exposed beams, features a beautiful hallway, a shower room and three bedrooms, including a huge 53m<sup>2</sup> one.

The basement comprises the technical rooms.

The property benefits from a guest pavilion comprising a garage for two cars as well as a 2.5-room

apartment on the first floor. Numerous cars can be parked outside.

The 13,360 m<sup>2</sup> park enjoys a beautiful view of the Alps and a beautiful view of the lake. A garden pavilion and a swimming pool to renovate complete the richly wooded exteriors.

Curled in the verdant hills of the Morges district, Monnaz is an old rural commune that embodies the typical charm of the Vaud vineyards. This small village is surrounded by fields, vineyards and forests, and enjoys a peaceful natural setting, slightly overlooking the Morges plain.

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## SURFACES

|                   |                        |
|-------------------|------------------------|
| Living area       | ~ 380 m <sup>2</sup>   |
| Surface of parcel | ~ 13360 m <sup>2</sup> |
| Useful surface    | ~ 400 m <sup>2</sup>   |
| Total surface     | ~ 380 m <sup>2</sup>   |
| Volume            | ~ 1807 cbm             |

## CARACTERISTICS

|                               |                        |
|-------------------------------|------------------------|
| Number of flats               | 2                      |
| Number of floors above ground | 2                      |
| Number of rooms               | 9.5                    |
| Number of bedrooms            | 7                      |
| Number of bathrooms           | 3                      |
| Number of terraces            | 1                      |
| Year of construction          | 1960                   |
| Year of restoration           | 2019                   |
| Heating system                | Heat pump              |
| Domestic water heating system | Air to water heat pump |
| Heating installation          | Radiator, Floor        |
| Second home                   | Non authorized         |
| Inside parking place/s        | 2 included             |
| Outside parking place/s       | 10 included            |
| Construction zone             | zone agricole          |
| Energy efficiency             | E                      |
| Building envelope             | F                      |
| Basements                     | 1                      |
| Communal tax                  | 0.68 %                 |
| Parking places                | Yes, obligatory        |

## ANNEXES

Outbuilding comprising:

- Living room
- Kitchen
- 1 bedrooms
- Shower room
- Garage for two vehicles

## DISTANCES

|                   |        |
|-------------------|--------|
| Station           | 970 m  |
| Public transports | 140 m  |
| Primary school    | 1762 m |

|             |        |
|-------------|--------|
| Stores      | 1867 m |
| Post office | 1085 m |
| Restaurants | 958 m  |

## DISTRIBUTION

### Ground floor

A Generous entrance hall  
 A huge living-dining room  
 A large kitchen with central island  
 Three bedrooms  
 Two bathrooms.

### 1st floor

A beautiful hallway  
 A shower room  
 Three bedrooms, including a huge one of 53m<sup>2</sup>

### Basements

Technical premises

**NEIGHBOURHOOD**

- Green
- Mountains
- Lake
- Vineyard
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Sports centre
- Horse riding area
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Religious monuments
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Annex
- Gardenhouse

- Parking
- Garage
- Built on even grounds
- Pizza Oven
- Ground level access
- Robot mower

**INSIDE CONVENIENCES**

- Without elevator
- Garage
- Open kitchen
- Guests lavatory
- Swimming pool
- Craft room
- Unfurnished
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Penthouse
- Exposed beams
- With character
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Steamer
- Microwave
- Fridge

**FINANCIAL DATA****Price****CHF 4'800'000.-****Availability**

To be discussed

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- Freezer
- Dishwasher
- Built-in coffee machine
- Shower
- Bath
- Phone
- Cable/TV
- Internet connection
- Electric car terminal
- Alarm
- Interphone
- Videophone
- Electric gate
- Electric garage door

## **FLOOR**

- Tiles
- Antique parquet floor
- Marble

## **CONDITION**

- Very good

## **ORIENTATION**

- South
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Clear
- Lake
- Forest
- Alps

## **STYLE**

- Classic













