

CUGY VD



Large family house with swimming pool

CHF 3'200'000.-

Price of parking place(s) in addition



8



450 m²

n° ref. **034920**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the immediate vicinity of the village center of Cugy and its shops and schools, this beautiful property will convince by the quality of its finishes and its particularly generous volumes. Set on a 1'400 m² plot, it enjoys uninterrupted views over the surrounding fields and forests, providing the ideal living environment for a family seeking space, comfort and tranquillity.

Built in 1973 and extended in 1998, the property comprises several buildings and annexes. The main house is spread over four levels and offers around 450 m² of living space, with a volume of 1,801 m³. It comprises eight spacious rooms, perfectly laid out, bathed in light and open to the exterior. The annex house contains a separate studio or office, spread over 2 levels.

The carefully landscaped garden is a veritable haven of peace, with trees, an infinity pool, a pond, several wooden terraces and relaxation areas for conviviality and relaxation.

SURFACES

Living area	450 m ²
Surface of parcel	1400 m ²
Garden surface	1088 m ²
Underground surface	201 m ²
Non built surface [sqm]	280 m ²
Useful surface	630 m ²
Volume	1801 cbm

CARACTERISTICS

Number of rooms	8
Year of construction	1973
Year of restoration	2009
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator, Floor
Second home	Non authorized
Inside parking place/s	2 not included
Outside parking place/s	2 not included
Total nb. of parkings	6 not included
Construction zone	Faible densité

ANNEXES

- Studio
- Garden shed

DISTANCES

Public transports	395 m
Primary school	532 m
Stores	850 m

DISTRIBUTION**Ground floor**

- Dining room with terrace
- Kitchen
- Dining room
- Living room
- Library
- Bedroom
- Study

- Bathroom
- WC

1st floor

- Dining room with balcony
- Kitchen
- WC
- Fireplace
- Living room
- Parent suite
- Bathroom
- Fitness area

Under the roof

- Office
- Relaxation areas

Basements

- Sauna
- 2 bedrooms
- Dressing room
- Shower room
- Laundry room
- Garage
- Cellars
- Technical room



OUTSIDE CONVENIENCES

- Private fenced garden
- Exterior kitchen
- Pizza oven
- Swimming pool
- Spacious wooden terraces
- Koi pond

PROXIMITY

- Green
- Residential area
- Shops/Stores
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Pond
- Annex
- Gardenhouse
- Garage
- Visitor parking space(s)
- Swimming pool
- Pizza Oven
- Outdoor-kitchen

INSIDE CONVENIENCES

- Garage
- Dressing
- Cellar
- Sauna
- Jacuzzi
- Swimming pool
- Recreationroom
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen

FLOOR

- Tiles
- Parquet floor
- Antique parquet floor

EXPOSURE

- Favourable
- All day

VIEW

- Garden
- Fields
- Forest

STYLE

- Classic
- Character house

FINANCIAL DATA**Price****CHF 3'200'000.-****Availability**

To be discussed

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