

BUSSY-CHARDONNEY



Charming property in the heart of the village
of Bussy-Chardonney



6.5



4



250 m²

n° ref. **044900**



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Switzerland

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SITUATION AND DESCRIPTION

Ideally located in a bucolic setting in Bussy-Chardonney, this exceptional property combines charm, comfort and serenity on a vast green plot.

The first floor hosts a bright double living room, an office and a dining room with fireplace, as well as a modern kitchen opening onto the terrace and winter garden, creating a convivial and elegant living space.

Upstairs, three bedrooms including a master suite offer comfort and privacy, while a library can easily be transformed into two children's bedrooms.

The basement offers a cellar, a play area, a sauna with shower and WC, as well as a large, highly functional laundry room, perfectly completing the organization of the house.

A habitable attic above the garage makes it possible

to add an office, fitness area or guest bedroom; it can be totally independent if required.

The garden, a veritable showcase of greenery, seduces with its mature trees, two picturesque ponds and pleasant terrace, offering an idyllic setting where privacy and scenic beauty combine. The plot also provides space for a swimming pool with pool house and a playground.

This house is ideal for a beautiful family, combining space, comfort and quality of life in a peaceful setting while remaining close to amenities and Morges.

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SURFACES

Living area	250 m ²
Surface of parcel	1469 m ²
Garden surface	1295 m ²
Terrace surface	60 m ²
Veranda / winter garden surface	13 m ²
Underground surface	103 m ²
Built surface	175 m ²
Useful surface	156 m ²
Total surface	406 m ²
Volume	1063 cbm
Ceiling height	2.8 m

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Year of construction	1983
Year of restoration	2023
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor, Chimney
Second home	Non authorized
Construction zone	Village
Altitude	520 m
Communal tax	62.5 %

ANNEXES

- Independent living space, ideal for :
- Office
- Guest room
- Fitness room
- Possibility of completely independent layout
- Garage for 1 car with technical room and direct access to the garden from the rear

DISTANCES

Public transports	521 m
Restaurants	132 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Beautiful living room with large fireplace
- Dining room
- Office
- Modern kitchen opening onto terrace and conservatory
- Terrace and direct access to garden

1st floor

- Floor hall
- 1 master suite with bathroom and WC
- 1 bedroom
- Library that can be converted into two children's bedrooms
- Additional bathroom and WC

Basements

- Cellar
- Play area
- Sauna with shower and WC
- Functional laundry
- Technical room

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MUNICIPALITY

Bussy-Chardonney is a beautiful village located high above Morges, in a quiet, verdant environment typical of the Vaud countryside. Appreciated for its gentle lifestyle and residential atmosphere, it offers an ideal

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setting for families or anyone looking for peace and quiet.

The village benefits from convenient access via the BAM, providing quick access to Morges and its many amenities, shops, schools and transport. Lausanne and Geneva are also within easy reach.

CONSTRUCTION

Built in 1983, this house benefited from major renovations in 2011 and 2021, modernizing electrical and sanitary installations, living spaces and insulation. It is in perfect condition, ready to move into without any work.

The traditional construction uses quality materials, with beautiful floors, stone and modern tiling. The house features double glazing and gas underfloor heating for optimum comfort.

OUTSIDE CONVENIENCES

- 1'469 m² plot with mature trees
- Two ponds and fountain
- Possibility of creating a swimming pool with terrace
- Children's playground

NEIGHBOURHOOD

- Village
- Villa area
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Pond
- Fence
- Gardenhouse
- Parking
- Visitor parking space(s)
- Built on even grounds
- Barbecue

INSIDE CONVENIENCES

- Without elevator
- Garage
- Visitor parking space(s)
- Guests lavatory
- Pantry
- Veranda
- Cellar
- Wine cellar
- Workshop
- Sauna

- Unfurnished
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good

ORIENTATION

- South
- West

FINANCIAL DATA**Price****Availability**

To be discussed

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Alps

STYLE

- Classic
- Atypical house

















