

LUCENS



Spacious villa with pool and unobstructed
view

CHF 1'290'000.-



7.5



6



195 m²

n° ref. **044796**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

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SITUATION AND DESCRIPTION

Discover this elegant detached villa set on a 1,549 m² plot, in a sought-after residential area on the heights of Lucens. Built in 1972 and carefully renovated between 2007 and 2015, this property combines the charm of period architecture with modern, sustainable comfort. Nestled in a peaceful setting, it enjoys unobstructed views over the Vaud countryside, while remaining just a stone's throw from the village center and its amenities.

Distributed over three levels, the villa offers 360 m² of floor space and 195 m² of living space, comprising six bedrooms and three bathrooms. Generous volumes and natural light create a warm, friendly atmosphere. The living spaces open onto a large garden with trees, a greenhouse and a vegetable garden, perfect for nature and outdoor enthusiasts. The covered swimming pool, a real highlight of the house, invites you to relax all year round.

Located just 15 minutes from Payerne, 25 minutes from Lausanne and 5 minutes from Moudon, the property enjoys remarkable accessibility while preserving absolute tranquility. With no nuisances, it offers a harmonious living environment, close to the forest (200 meters away), schools and shops. An independent space completes the ensemble, ideal for a liberal activity or home office, making this residence a rare place where comfort, functionality and serenity meet.

Switzerland

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INTERNATIONAL REALTY

SURFACES

Living area	195 m ²
Surface of parcel	1529 m ²
Useful surface	360 m ²

CHARACTERISTICS

Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Year of construction	1972
Year of restoration	2015
Heating system	Fuel oil
Heating installation	Radiator, Floor
Second home	Non authorized
Construction zone	Zone d'habitation de très faible densité 15 LAT (Zone de villas)
Energy efficiency	C
Building envelope	E
Parking places	Not available

PROXIMITY

- Village
- Villa area
- Green
- Shops/Stores
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Soccer pitch
- Museum
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Shed
- Parking
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Cellar
- CP-Shelter
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Panoramic
- With an open outlook
- Mountains

FINANCIAL DATA**Price**

CHF 1'290'000.-

Availability

To be discussed

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