

LUSSY-SUR-MORGES



Superb property in a beautiful green setting

CHF 5'900'000.-



14



8



550 m²

n° ref. **20564**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In a green setting, situated in a hamlet of prestigious villas and sheltered from all nuisances, this manor house offers total privacy.

The plot of almost one hectare provides a peaceful and secure setting. Its exposure, allows to benefit from the sun rays throughout the day. The rooms have been judiciously positioned with private terraces.

A generous heated swimming pool, with a pool house and a jacuzzi, allows you to enjoy convivial moments away from all eyes.

The property was completely renovated by the current owner in 2011 with high quality materials. It is in excellent condition. Its comfort and well thought-out layout will allow for an unparalleled quality of life.

Built on one level, the main living areas are within easy

reach. This configuration will appeal to people who want a home without stairs. Its configuration offers access to the garden from practically every room.

It includes an entrance hall, a spacious open-plan kitchen, a living room with a majestic fireplace, 2 dining rooms, 8 en-suite bedrooms, 8 bathrooms/WCs, a guest WC, an office with a lounge and a fully glazed reception room.

The master suite is currently composed of a bedroom, a dressing room, two bathrooms, an office and a lounge.

The annexes consist of a double garage with an independent studio on the first floor.

SURFACES

Living area	550 m ²
Surface of parcel	9587 m ²
Garden surface	8910 m ²

CARACTERISTICS

Number of flats	2
Number of floors above ground	1
Number of rooms	14
Number of bedrooms	8
Number of bathrooms	8
Number of toilets	8
Year of construction	1977
Year of restoration	2012
Second home	Non authorized
Basements	1
Communal tax	66 %

DISTANCES

Public transports	704 m
Primary school	1412 m
Stores	711 m

DISTRIBUTION

Ground floor

- Entrance hall
- Spacious open-plan kitchen
- Living room
- Two dining rooms
- Eight bedrooms
- Eight bathrooms/washrooms
- Guest washroom
- Office
- Living room
- Fully glazed reception room.

Basements

- Boiler room
- A swimming pool machine room
- Laundry room with several wardrobes for clothes
- Cellar



OUTSIDE CONVENIENCES

- Heated swimming pool with electric cover
- Jacuzzi
- Pool house with shower, changing room and storage room
- Studio
- Double garage
- Horse stalls
- Barbecue

SPECIAL FEATURES

The house is fully equipped with a sound system in every room and outdoors . This is also provided a telephone exchange to make calls from all rooms .

The property is fenced and secure .

NEIGHBOURHOOD

- Village
- Green
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Parking
- Garage
- Box
- Swimming pool

INSIDE CONVENIENCES

- Wheelchair-friendly
- Garage
- Guests lavatory
- Dressing
- Cellar
- Sauna
- Jacuzzi
- Air conditioning
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Bath
- Alarm

- Oversee camera

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- With an open outlook
- Park

STYLE

- Modern

FINANCIAL DATA

Price

CHF 5'900'000.-

Availability

To be discussed

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