

LA CURE



Detached Villa in La Cure/St-Cergue: Comfort
and Alpine Charm

CHF 1'080'000.-



5.5



4



150 m²

n° ref. **040442**



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SITUATION AND DESCRIPTION

Located in a quiet neighborhood in La Cure, this 5.5-room detached villa offers a comfortable living environment. Designed in 1989 and well-maintained over the years, this property with 150m² of living space sits on a 1'022m² plot, fully fenced and equipped with three gates, guaranteeing privacy and security.

The first floor hosts an entrance hall with walk-in closet, a guest toilet, a fully-equipped open kitchen, as well as a large living room with fireplace and adjoining dining room, forming a warm and friendly living space.

On the intermediate floor, you'll find two bedrooms of 12.5m² each and a bathroom equipped with a whirlpool bath and Hammam shower with jets.

The upper floor houses two large bedrooms of 18m² as well as a bright mezzanine with Velux window, ideal

as a reading space or office.

The ground floor includes a laundry and utility room, a civil protection shelter, a workshop and a 2,000-liter fuel oil tank.

Externally, enjoy a large south-facing terrace, a woodshed and a garden shed, perfect for storage. Two independent, underground garages with remote-controlled openings complete this property.

This villa combines alpine charm and functionality, with a quality layout right on the property

SURFACES

Living area	150 m ²
Surface of parcel	1022 m ²
Garden surface	858 m ²
Useful surface	190 m ²
Volume	826 cbm

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	2
Number of terraces	1
Year of construction	1988
Year of restoration	2024
Heating system	Fuel oil, Wood
Domestic water heating system	Fuel oil
Heating installation	Floor
Energy efficiency	C
Building envelope	C
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	250 m
Primary school	2618 m
Stores	2932 m
Restaurants	264 m

DISTRIBUTION

Lower ground floor

- An outside access.
- Laundry room.
- A cellar

Ground floor

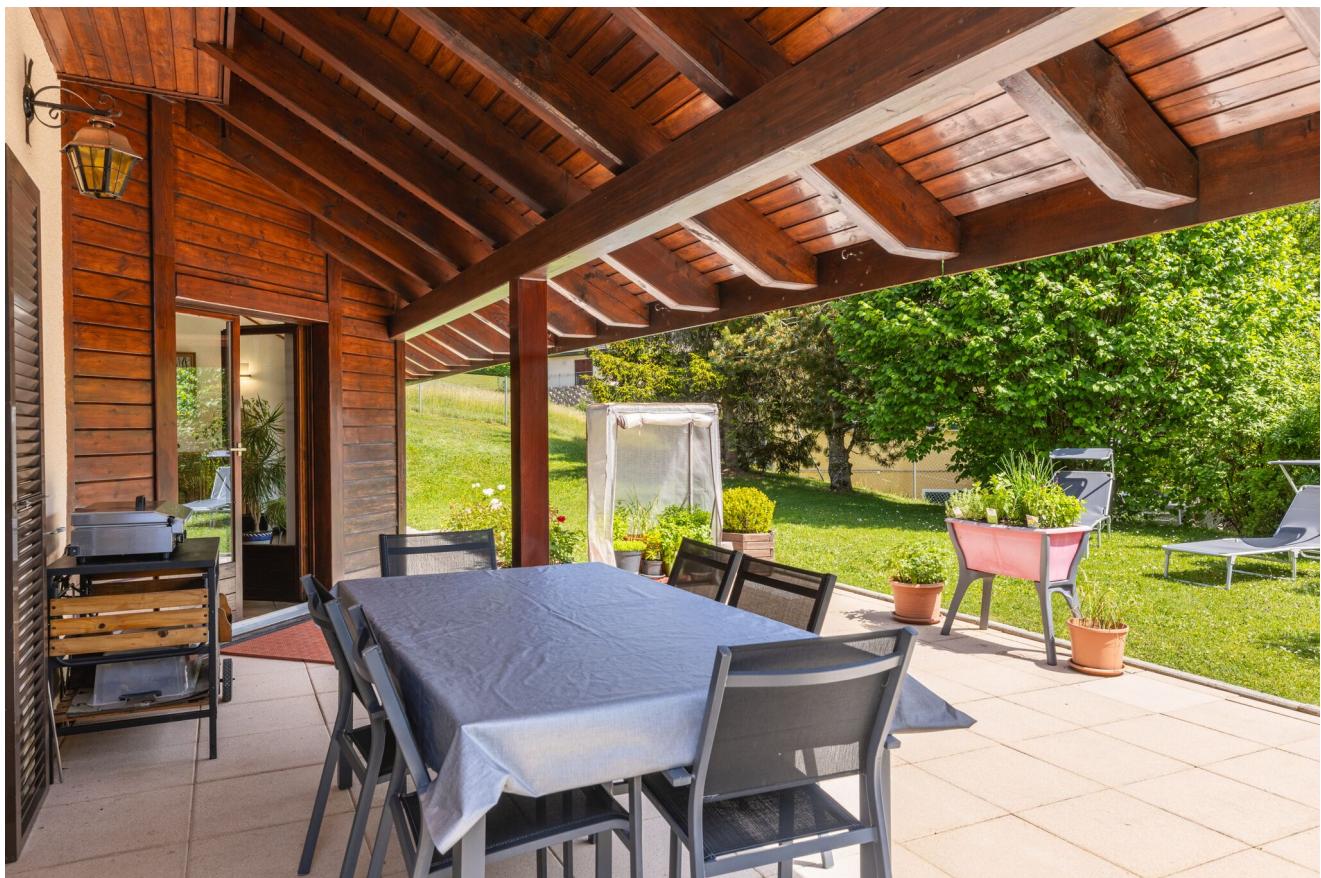
- An entrance hall with a small dressing room and a visitor's WC.
- An open-plan, fully-equipped kitchen.
- A living and dining area with access to the terrace

Upper ground floor

- One bathroom with shower and WC.
- Two bedrooms

1st floor

- Two bedrooms
- A mezzanine area



LOCATION

The village of La Cure, located in the commune of St-Cergue in the canton of Vaud, offers a peaceful living environment surrounded by nature. Close to the French border, 5 minutes from the shops of the Les Rousses resort, 10 minutes from the town of Morez and just 40 minutes from Geneva. Although smaller and less urbanized than other villages, La Cure is appreciated for its mountain scenery and hiking opportunities. It is just a few kilometers from the Vallée de Joux, as well as the towns of Nyon and Vallorbe, and can be reached by road or rail. The village doesn't have many shops, but it does offer an environment conducive to outdoor activities, attracting lovers of tranquillity and nature. It's an ideal choice for those seeking a quiet lifestyle away from the hustle and bustle of the city, yet close to the amenities of nearby towns

NEIGHBOURHOOD

- Village
- Villa area
- Mountains
- Restaurant(s)
- Railway station
- Cross-country ski trail
- Hiking trails
- Near customs

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Shed
- Garage

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Cellar
- CP-Shelter
- Workshop
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer

- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Oversee camera
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Forest
- Mountains

FINANCIAL DATA

Price

CHF 1'080'000.-

Availability

To be discussed

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