

# VILLARS-STE-CROIX



For sale: Single family house

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**CHF 1'990'000.-**



6.5



4

n° ref. **#5811889**



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## SITUATION AND DESCRIPTION

From the moment you arrive in Villars-Sainte-Croix, the serene atmosphere of this exclusive residential neighborhood welcomes you. Here, life slows down, inviting calm and relaxation.

Just minutes from local amenities, this uniquely charming property stands discreetly yet elegantly, seamlessly blending into its surroundings, with an enjoyable lakeside escape.

Carefully renovated in 2016, this distinguished villa spans approximately 252 m<sup>2</sup> and features two fully independent living spaces—offering exceptional versatility as either a family home or a prime investment opportunity.

On the upper level, a warm and inviting entrance hall leads into a bright, expansive living area. The kitchen, dining, and living spaces flow effortlessly, centered around a cozy fireplace that encourages unforgettable shared moments. Oversized windows dissolve the boundary between inside and out, opening onto a

terrace that extends the living area and features a jacuzzi for year-round relaxation.

The sleeping quarters provide privacy and tranquility, with three comfortable bedrooms, a dedicated home office, a well-appointed bathroom, and a separate WC—every element carefully designed for effortless daily living. High-quality materials and a focus on comfort underscore the villa's sophisticated finish.

The lower level houses a spacious 2.5-room apartment, fully independent, offering multiple possibilities: a private space for a family member, a retreat for a teenager, or a source of rental income. This villa is much more than just a property—it's a lifestyle. Light-filled, serene, and modern, it's a home that captivates at first sight. A truly rare opportunity in Villars-Sainte-Croix for those seeking a living experience that combines elegance, practicality, and inspiration.

## **SURFACES**

Surface of parcel	1320 m <sup>2</sup>
Useful surface	252 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	1979
Year of restoration	2016
Heating system	Fuel oil
Heating installation	Radiator
Energy efficiency	C
Building envelope	C
Parking places	Yes, obligatory

## **DISTANCES**

Public transports	200 m
Primary school	500 m

## PROXIMITY

- Village
- Shops/Stores
- Post office
- Bus stop
- Preschool
- Primary school

## FINANCIAL DATA

**Price**

**CHF 1'990'000.-**

**Availability**

To be discussed

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