

# VUFFLENS-LE-CHÂTEAU



Prestigious property in the heart of the village

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**CHF 4'500'000.-**



16



4



793 m<sup>2</sup>

n° ref. **20842D**



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## SITUATION AND DESCRIPTION

Located in a well-kept environment in the heart of the village and sheltered from nuisances, this magnificent character property formerly housed a gourmet restaurant.

Built in 1580 and renovated and enlarged in 1989, this charming property will appeal to lovers of old stone in search of authenticity and cachet.

The first floor is devoted to reception and lounges as well as service rooms and wine cellars. The second floor houses the dining rooms and professional kitchen. The attic is occupied by a comfortable apartment of over 400 sq.m.

The basement houses a cellar, a large shed, a laundry room and a boiler room.

The exteriors are particularly well cared for and

benefit from a large park of approx. 2,600 m<sup>2</sup>, offering privacy and serenity, with a gravel courtyard, hanging and vegetable gardens, a terrace for the restaurant and a garden pavilion with kitchen.

The commune of Vufflens-le-Château is a sought-after residential community with a population of 900. It is ideally located 5 minutes from Morges and its many shops, as well as the lakeside. Two train stations are just 600m away, providing easy access to the town center.

## **SURFACES**

Living area	793 m <sup>2</sup>
Surface of parcel	2592 m <sup>2</sup>
Volume	4344 cbm

## **CARACTERISTICS**

Number of rooms	16
Number of bedrooms	4
Number of bathrooms	5
Year of construction	1580
Year of restoration	1989
Second home	Non authorized zone centre localité+zone de verdure+zone agricole
Construction zone	
Communal tax	58.5 %
Parking places	Yes, obligatory

## **DISTANCES**

Public transports	448 m
Primary school	381 m
Stores	2610 m
Restaurants	1495 m

## **DISTRIBUTION**

### **Ground floor**

Restaurant part :  
- A reception  
- A lounge  
- A bar and reception area  
- A checkroom  
- An office  
- Wine cellars  
- Various technical rooms composed of different refrigerators, a substation, an oven and a smoking room  
- A space dedicated to pastry making

### **1st floor**

Gastronomic restaurant :  
- A hall  
- A luxurious professional kitchen  
- six reception rooms  
- A powder room  
- A laundry room  
- A refectory

### **2nd floor**

Apartment of 6 rooms including :  
- A hall  
- A living and dining room  
- A fully equipped kitchen  
- Five bedrooms  
- Two bathrooms  
- A shower

### **Basements**

- A cellar  
- A shelter  
- A laundry room  
- A boiler room



## OUTSIDE CONVENIENCES

- A garden pavilion with fitted kitchen
- A parking lot opposite the restaurant with 7 outdoor parking spaces
- A gravelled inner courtyard that can also accommodate 9 vehicles.
- A terrace with seating for 50
- Hanging gardens and vegetable patch

## SPECIAL FEATURES

"La Garde" was built in 1580, at that time it was the house of the guardian of the Castle of Vufflens-le-Château.

The building of the time was entirely restored with materials of very beautiful workmanship between 1988 and 1989.

Regularly maintained, the burner was replaced in 2011 and the professional kitchen in 2015, integrating top range appliances.

## REMARKS

The current structure of the buildings offers multiple possibilities for interior redevelopment, and thanks to the new allocation plan, the number of apartments is no longer limited.

The main building is listed as a note 2 historic monument, making it an object of regional interest.

The current establishment has a business license authorizing 70 people. The terrace seats 50 and the smoking room 12

## NEIGHBOURHOOD

- Village
- Park
- Green
- Fog-free
- Residential area
- Railway station
- Child-friendly
- Playground
- Preschool
- Hiking trails
- Bike trail
- Religious monuments

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Shed
- Storeroom
- Parking

## INSIDE CONVENIENCES

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Pantry
- Cellar
- Wine cellar

- Carnotzet
- Garret
- Workshop
- Craft room
- Unfurnished
- Fireplace
- Double glazing
- Exposed beams
- With character

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good
- To be renovated
- With extension possibility

## ORIENTATION

- North

## FINANCIAL DATA

### Price

CHF 4'500'000.-

### Availability

To be discussed

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- South
- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- With an open outlook
- Rural
- Garden
- Park

## **STYLE**

- Classic
- Rustic
- Character house



