

# MEX VD

OFF-MARKET

Contemporary family home with swimming  
pool in Mex (VD)

**CHF 2'200'000.-**



6.5



5



169 m<sup>2</sup>

n° ref. **044578**



**Switzerland | Sotheby's International Realty**  
Rue de la Plaine 41, 1400 Yverdon-les-Bains

**Léon Tharin**  
+24 555 02 22  
leon.tharin@swsir.ch

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

## SITUATION AND DESCRIPTION

### Contemporary 6.5-room semi-detached house in the heart of Mex (VD):

Located in the peaceful village of Mex, just a few minutes from Lausanne and Crissier, this contemporary 6.5-room semi-detached house impresses with its modern architecture, generous volumes and green surroundings. Built in 2019 on a **private plot of approximately 890 m<sup>2</sup>**, it combines modern comfort, conviviality and quality of life in a sought-after residential area bordering the forest.

### Discover a bright and functional family home:

With a net living area of around 169 m<sup>2</sup> and a total usable space of 243 m<sup>2</sup>, this property offers a harmonious layout across three levels.

The ground floor features a large, light-filled living space of about 47 m<sup>2</sup>, including an open, fully equipped kitchen that opens onto a beautiful terrace of approximately 50 m<sup>2</sup>. A 14 m<sup>2</sup> bedroom and a bathroom with shower complete this level.

The upper floor, under the eaves, offers two spacious bedrooms of over 20 m<sup>2</sup> each, as well as two additional bedrooms of 14 m<sup>2</sup> and 12 m<sup>2</sup>. A bathroom with both shower and bathtub completes this level.

The basement includes a large, versatile room of about 46 m<sup>2</sup> that can be used as a playroom, office, fitness area or home cinema, along with a laundry room and cellar.

### A peaceful and green setting:

Set on a **private section of land of around 890 m<sup>2</sup>** facing the forest, this home enjoys privacy and a serene atmosphere. The carefully landscaped garden also features a **swimming pool measuring 8 x 4 metres**, perfect for relaxing on sunny days.

The family-friendly and quiet neighbourhood is close to schools, the village centre and all essential amenities.

The commune of Mex offers a charming rural atmosphere while benefiting from excellent access to Lausanne, Crissier and Morges — the ideal balance between village life and urban proximity.

### Mobility and energy efficiency:

Thanks to its **water-to-water heat pump, photovoltaic panels** and **underfloor heating system**, this home ensures excellent energy performance. High-quality insulation provides year-round comfort.

Two indoor parking spaces, located in the shared underground garage serving two pairs of semi-detached houses, complete the property.

### An ideal family home:

This property combines modernity, brightness and conviviality in a peaceful and green environment. With its spacious interiors, contemporary finishes and private pool, it's the perfect home for families seeking a warm and harmonious living space just minutes from Lausanne.

## SURFACES

Living area	169 m <sup>2</sup>
Surface of parcel	890 m <sup>2</sup>
Terrace surface	50 m <sup>2</sup>
Underground surface	82 m <sup>2</sup>
Useful surface	243 m <sup>2</sup>
Volume	1092 cbm

## CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	2
Year of construction	2019
Heating system	Heat pump, Solar
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Authorized
Construction zone	Zone de très faible densité
Parking places	Yes, obligatory

## DISTANCES

Public transports	124 m
Primary school	1010 m
Stores	1124 m
Restaurants	755 m

## PROXIMITY

- Village
- Villa area
- Green
- Bus stop
- Highway entrance/exit
- Child-friendly

## ORIENTATION

- South

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Covered parking space(s)
- Swimming pool
- Built on even grounds
- Middle house

## INSIDE CONVENIENCES

- Garage
- Cellar

## EQUIPMENT

- Furnished kitchen
- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## FINANCIAL DATA

**Price**

**CHF 2'200'000.-**

**Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.