

LE MONT-SUR-LAUSANNE



Modern home with pool near the International
School of Lausanne

CHF 3'850'000.-

Price of parking place(s) in addition



9.5



5



~310 m²

n° ref. **043322**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Le Mont-sur-Lausanne's wonderful reputation comes from its peaceful setting as well as for its high-standard residential environment close to the city of Lausanne. Just 500m from the International School of Lausanne, at the end of a private cul-de-sac, lies this beautiful modern villa with a swimming pool.

Built in 2018, the house offers pleasant, bright living spaces surrounded by greenery. It offers all modern comforts, such as underfloor heating connected to a geothermal heat pump combined with photovoltaic solar panels on the roof. With its 4 bedrooms, 5 bathrooms, and a large fitted basement, it meets all the requirements of a discerning family. The separate office on the ground floor provides a beautiful workspace with a view of the garden, or can easily be converted into a 5th bedroom.

The house is enhanced by a generous terrace and a private garden, benefiting from optimal sunlight. A swimming pool, as well as a garage for 2 cars and outdoor parking spaces complete the property.

Currently rented, lease ending on 30.06.2026.

SURFACES

Living area	~ 310 m ²
Surface of parcel	~ 1500 m ²
Garden surface	~ 1049 m ²
Terrace surface	~ 45 m ²
Underground surface	~ 155 m ²
Useful surface	~ 465 m ²
Volume	~ 1441 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	9.5
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	4
Year of construction	2018
Year of restoration	2018
Heating system	Geothermal sonde
Domestic water heating system	Geothermal sonde
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Energy efficiency	B
Building envelope	B
Basements	1
Parking places	Yes, obligatory

ANNEXES

2 car garage

DISTANCES

Public transports	342 m
Primary school	227 m
Stores	840 m
Restaurants	608 m

DISTRIBUTION

Garden floor

- Entrance hall

- Guest toilet
- Fully equipped kitchen / dining area
- Living room with fireplace / library corner with outside access
- Office / bedroom

1st floor

- Landing
- 1 master suite with bathroom/shower and walk-in closet
- 3 bedrooms
- 2 bathrooms
- Laundry room

Basements

- Hobby room with kitchenette
- Shower room with toilet
- Cellar
- Playroom with access to the outside
- Technical room



LOCATION

Le Mont-sur-Lausanne enjoys a favorable reputation for its peaceful setting as well as its high-quality residential environment close to the city of Lausanne. Just 500 meters from the International School of Lausanne, at the end of a private cul-de-sac, lies this beautiful modern villa with a swimming pool.

OUTSIDE CONVENIENCES

- Terrace
- Swimming pool
- 2-car garage

PROXIMITY

- Villa area
- Green
- Residential area
- Bus stop
- Highway entrance/exit
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Garage
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Carnotzet
- Workshop
- Swimming pool
- Craft room
- Recreationroom
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

STYLE

- Modern

FINANCIAL DATA

Price

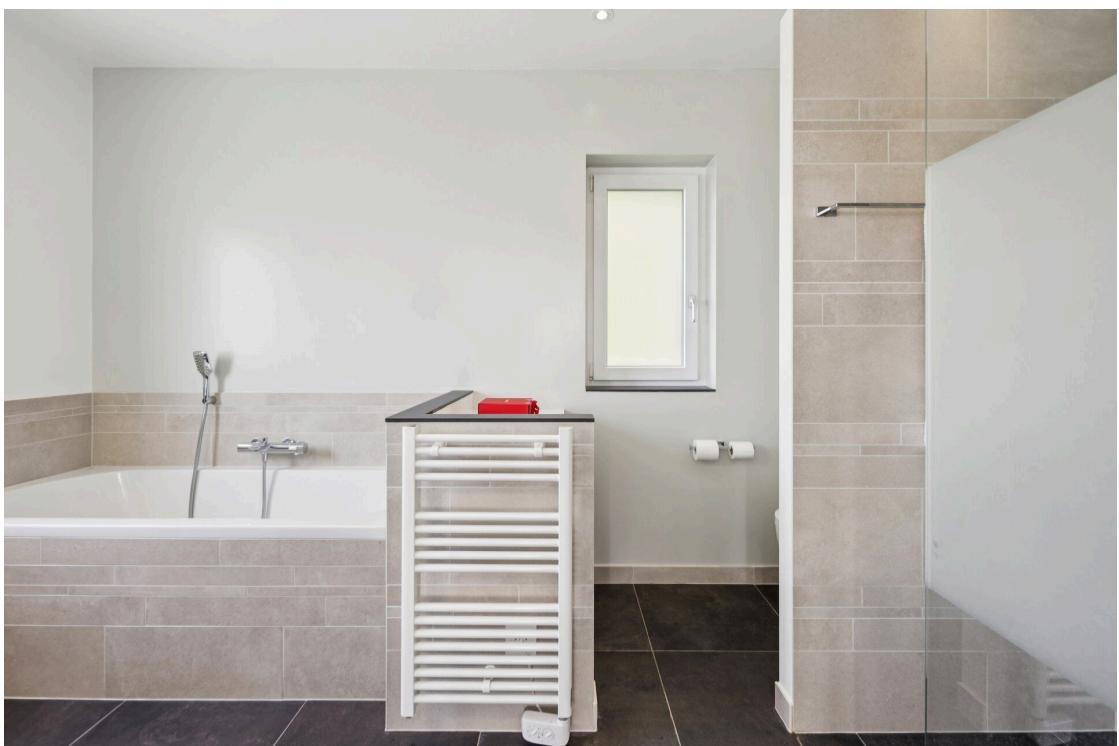
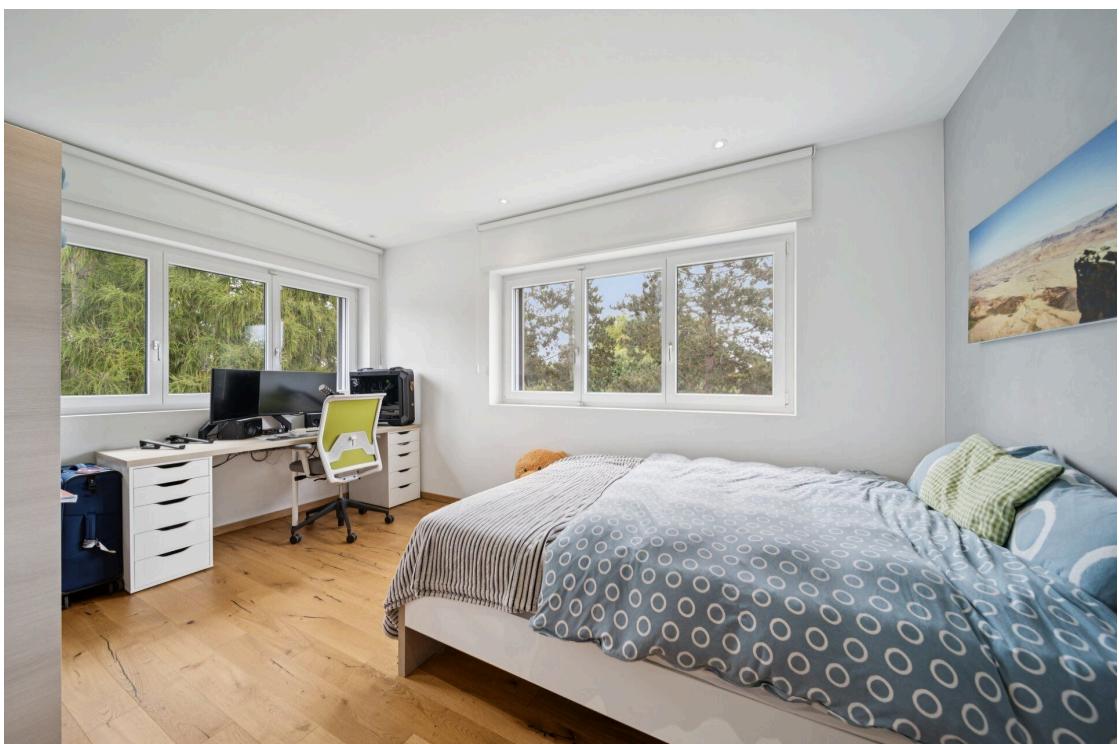
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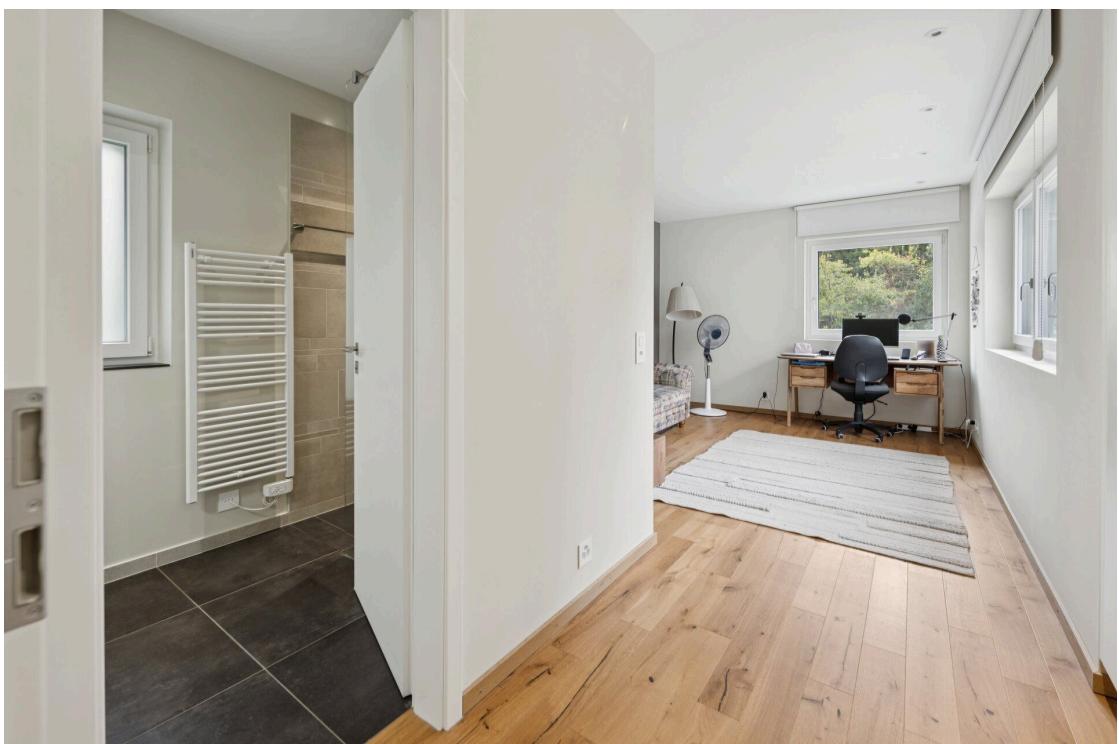
Availability

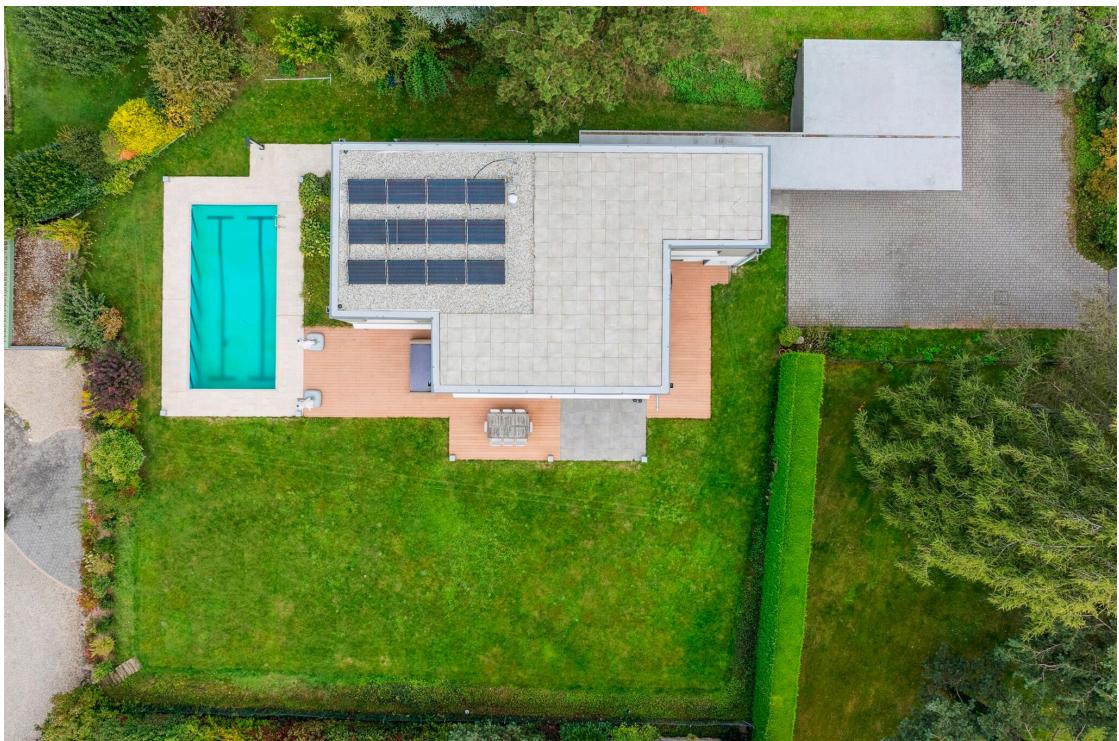
To be discussed

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