

## VILLARS-STE-CROIX



Exceptional 8.5-room villa with lake & Alps  
views, 9-car garage

### Price upon request

Parking place(s) included



8.5

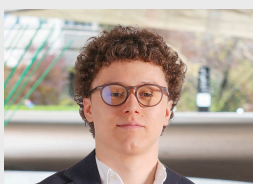


5



~550 m<sup>2</sup>

n° ref. **044931**



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## SITUATION AND DESCRIPTION

Located in the sought-after commune of Villars-Sainte-Croix, this exceptional contemporary villa offers approximately 550 m<sup>2</sup> of living space and nearly 800 m<sup>2</sup> of usable floor area. Its striking architecture, spectacular volumes and panoramic views of Lake Geneva and the Alps make it a truly unique property on the market.

Completed in 2023, the villa impresses with its expansive bay windows, remarkable brightness and generous living areas. The ground floor features a vast living and dining area with an open kitchen, extended by a winter garden and a magnificent indoor swimming pool fully enclosed in glass. A bedroom and a bathroom complete this level.

The villa offers five bedrooms, several of which are arranged as suites with private bathrooms and dressing rooms. The master suite benefits from a

terrace with breathtaking views of the mountains and the lake. Split levels add architectural dynamism and a modern identity to the home, reminiscent of the finest contemporary creations.

Accessible directly from the pool and jacuzzi area, part of the lower level is dedicated to wellness, featuring two showers, a sauna and a hammam, creating a private spa within the residence. The lower floor also offers generous multipurpose spaces, ideal for a home cinema, gym or leisure area, as well as a laundry room and technical rooms.

A particularly rare asset completes this property: an underground garage accommodating up to 9 cars, in addition to three outdoor parking spaces.

The location is ideal, just minutes from EPFL, UNIL, the Innovation Park and the shopping centres of Crissier.

International schools — including the International School of Lausanne (ISL) and École Moser — are easily accessible, as is Geneva Airport, approximately 40 minutes away.

Combining contemporary design, exceptional volumes, high-end finishes and integrated home automation, this villa offers a truly exclusive living environment for clients seeking a rare and extraordinary residence.

**SURFACES**

Living area	~ 550 m <sup>2</sup>
Surface of parcel	~ 1916 m <sup>2</sup>
Useful surface	~ 800 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	6
Year of construction	2013
Year of restoration	2023
Heating system	Heat pump, Solar
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Authorized
Inside parking place/s	9 included
Outside parking place/s	3 included
Total nb. of parkings	12 included
Construction zone	Zone de très faible densité
Parking places	Yes, obligatory

**DISTANCES**

Public transports	193 m
Primary school	453 m
Stores	682 m
Restaurants	241 m

**DISTRIBUTION****Ground floor**

- Living room and winter garden with access to the southwest-facing garden
- Second living area
- Bedroom/office with adjoining bathroom and WC
- Pool area with two overlooking rooms featuring glass walls facing the pool
- Open kitchen
- Second bedroom
- Bathroom
- Rear exit with direct access to the north-side garden

**1st floor**

- Living area
- Master suite with en-suite bathroom (bathtub, shower, WC) and direct access to a large terrace with breathtaking views
- Two bedrooms sharing a common bathroom (bathtub, shower, WC)

**Basements**

- Direct access from the garage
- Large versatile room with access to the garage or the interior of the house, ideal for a gym, office space or workshop
- Spacious lounge-style room, also adaptable, equipped with a fully fitted kitchen
- Independent side entrance to the house
- Wellness area with showers, sauna and hammam
- Storage room
- Technical room
- Garage



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## LOCATION

Ideally located on the heights of Villars-Sainte-Croix, the property enjoys a peaceful and privileged residential setting while remaining in immediate proximity to Lausanne and major transport routes. Shops and amenities in Crissier are only minutes away, as well as EPFL, UNIL and the Innovation Park. The region's most renowned international schools are easily accessible, and Geneva Airport can be reached in under forty minutes. This prime location offers discretion and comfort, combined with rapid access to the key hubs of the Lake Geneva region.

## MUNICIPALITY

Villars-Sainte-Croix is a sought-after residential commune in the West Lausanne area, known for its peaceful, green surroundings and excellent quality of life. Close to Lausanne, EPFL, UNIL and the shops of Crissier, it offers the perfect balance between

tranquillity and quick access to the region's main hubs. Its elevated position provides beautiful views over the countryside, Lake Geneva and the Alps.

## CONSTRUCTION

The villa was built in two phases, with the main structure completed in 2013 and the full finish achieved in 2023. This recent completion allowed for the integration of contemporary standards in comfort, design and home technology, resulting in a modern and refined residence while benefiting from an original structure offering generous volumes.

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**PROXIMITY**

- Village
- Villa area
- Green
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Sports centre
- Public swimming pool
- Tennis centre
- Bike trail
- Ice rink
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Exclusive use of garden
- Loggia
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Guests lavatory
- Dressing
- Wintergarden
- Veranda
- Cellar
- CP-Shelter

- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Swimming pool
- Home cinema
- Recreationroom
- Unfurnished
- Built-in closet
- Connected thermostat
- Water softener
- Heating Access
- Triple glazing
- Skylights
- Bright/sunny
- With front and rear view

**EQUIPMENT**

- Furnished kitchen
- Shower
- Bath
- Alarm
- Interphone
- Videophone
- Oversee camera
- Electric garage door
- Central vacuum
- Home automation

**FLOOR**

- Tiles
- Parquet floor

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **CONDITION**

- Good
- In renovation

## **ORIENTATION**

- South
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Unobstructed
- Lake
- Mountains

## **STYLE**

- Modern



























