

VILLARS-SOUS-YENS



Exceptional manor house

Price upon request



12



6



570 m²

n° ref. **045312**



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SITUATION AND DESCRIPTION

Located in the peaceful village of Villars-sous-Yens, this XIX century maison de maître combines historic charm with modern comfort. Nestled on 2,800 m² of wooded parkland, it offers total privacy, generous terraces and a swimming pool in a verdant, unspoilt setting. With over 570 m² of living space spread over three levels, this house is perfect for a family.

The first floor includes a main entrance with two guest WCs, a spacious living and dining room with fireplace, a large fitted kitchen with dining area, a separate entrance for staff, a summer kitchen and terraces with barbecue area.

Upstairs, three bedrooms including a master suite with bathroom, complemented by two additional large bathrooms, offer comfort and independence for the whole family. The attic offers four large multi-purpose spaces that can be used as bedrooms,

offices or playrooms, with dressing rooms and additional bathrooms.

Externally, the property features a garage, plenty of parking spaces, a 10 x 4 m swimming pool, automatic watering and a possible building reserve on a 750 m² plot.

Close to amenities and international schools, this home offers an ideal living environment for a family. It's an exceptional property in the region, combining elegance, serenity and comfort.

SURFACES

Living area	570 m ²
Surface of parcel	2883 m ²
Garden surface	2646 m ²
Built surface	237 m ²
Volume	1664 cbm
Ceiling height	3 m

- Large living and dining room with wood-burning fireplace, opening onto the terrace
- Large, fully-equipped kitchen with dining area and access to the terrace
- Service entrance with second guest toilet
- Summer kitchen with access to covered terrace and barbecue area
- Technical room

CARACTERISTICS

Number of rooms	12
Number of bedrooms	6
Number of bathrooms	6
Number of toilets	2
Number of terraces	3
Year of construction	1850
Year of restoration	2013
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator, Floor
Second home	Non authorized
Construction zone	Village
Altitude	480 m
Communal tax	74 %

1st floor

- Beautiful upstairs hall with library
- Room with country views
- Shower room
- Second bedroom
- Bathroom with shower and bath
- Parent suite with bathroom with shower and wc
- Large distribution hall with built-in wardrobe and laundry column

Under the roof

- Inside bedroom/office with built-in wardrobes
- Floor bathroom
- Storage hall / library
- Spacious multi-purpose bedroom or playroom

ANNEXES

- Covered terrace with barbecue area and views of the property
- Wine cellar with pool room
- Single garage and numerous outdoor parking spaces with electric gates
- Fully paved inner courtyard

DISTANCES

Station	1224 m
Public transports	130 m
Restaurants	166 m
Park / Green space	100 m

DISTRIBUTION

Ground floor

- Welcoming main entrance with guest toilet



MUNICIPALITY

Villars-sous-Yens, a charming village in the Morges district, offers a peaceful, verdant setting ideal for families and nature lovers. Its quiet lanes, characterful houses and vineyards reflect the charm of the Vaud region. Just a few minutes from the main roads and Morges, the village combines rural tranquility with convenient access to schools, shops and cultural or sporting activities.

CONSTRUCTION

This mansion dating from the 1850s was completely renovated in 2013 with additional work in 2021. Combining historic charm and modern comforts, it offers over 570 sq.m. of living space on three levels. The 2,800 sq.m. of wooded grounds, terraces and swimming pool create an exceptional living environment, perfect for lovers of character homes.

OUTSIDE CONVENIENCES

- South terrace with sun blind
- Pool 10 x 4 m with chlorine filtration and outdoor shower
- Automatic watering system and water softener
- Building reserve available on 750 m² plot

REMARKS

Exceptional manor house. A haven of peace not to be missed!

NEIGHBOURHOOD

- Village
- Green
- Park
- Vineyard
- River
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Concert hall
- Hospital / Clinic

- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Gardenhouse
- Barn
- Covered parking space(s)
- Parking
- Visitor parking space(s)
- Swimming pool
- Built on even grounds
- Barbecue
- Outdoor-kitchen
- Robot mower

INSIDE CONVENIENCES

- Garage
- Visitor parking space(s)
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Cellar
- Bicycle storage
- Workshop
- Recreationroom
- Craft room
- Furnished
- Built-in closet
- Connected thermostat
- Water softener

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Phone
- WiFi
- Optic fiber
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- With an open outlook
- Rural
- River
- Garden
- Park
- Fields
- Forest
- Mountains
- Alps
- Jura

STYLE

- Character house

















