

# LE MONT-SUR-LAUSANNE



For sale: Villa

**CHF 3'300'000.-**

Parking place(s) included



8.5



5



~270 m<sup>2</sup>

n° ref. **042325**



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## SITUATION AND DESCRIPTION

In a sought-after, leafy residential area of Le Mont-sur-Lausanne, discover this exclusive, sumptuous new villa with contemporary architecture, designed to offer comfort, elegance and privacy.

A few minutes from the International School of Lausanne, built on a generous plot of over 1,500 sq. m., this property of 270 sq.m. of living space and 370 sq.m. of usable space, spread over three levels, seduces with its luminous volumes, very high-standard features and finishes that can be fully customized at the buyer's discretion.

The **ground floor** hosts a vast living space of almost 70 m<sup>2</sup> comprising a light-filled living room, a dining room and a top-of-the-range open kitchen.

An office, two bedrooms, a bathroom as well as a guest toilet complete this level.

On the **upstairs**, you'll discover a superb master suite

with dressing room and en-suite bathroom, as well as two other bedrooms, a second bathroom and a clearance area.

The **basement**, fully finished, offers superb features with a sports room/office of almost 40 m<sup>2</sup>, a shower room with hammam, a laundry room, a technical room as well as a spacious garage for 2 cars.

Externally, the facilities have been designed to combine relaxation and refinement: heated outdoor swimming pool, pergola, natural stone pavers, garden area planted with selected species (beech, pine, maple), and even a petanque court.

This exceptional property represents a unique opportunity to move into a living environment combining modernity, comfort and serenity.

**SURFACES**

|                   |                       |
|-------------------|-----------------------|
| Living area       | ~ 270 m <sup>2</sup>  |
| Surface of parcel | ~ 1531 m <sup>2</sup> |
| Garden surface    | ~ 1373 m <sup>2</sup> |
| Useful surface    | ~ 370 m <sup>2</sup>  |
| Volume            | ~ 1326 cbm            |

**CARACTERISTICS**

|                               |                 |
|-------------------------------|-----------------|
| Number of flats               | 1               |
| Number of floors above ground | 2               |
| Number of rooms               | 8.5             |
| Number of bedrooms            | 5               |
| Number of bathrooms           | 5               |
| Number of terraces            | 1               |
| Year of construction          | 2025            |
| Heating system                | Heat pump       |
| Domestic water heating system | Solar           |
| Heating installation          | Floor           |
| Inside parking place/s        | 2 included      |
| Outside parking place/s       | 4 included      |
| Total nb. of parkings         | 6 included      |
| Basements                     | 1               |
| Parking places                | Yes, obligatory |

**DISTANCES**

|                   |       |
|-------------------|-------|
| Public transports | 520 m |
| Freeway           | 650 m |
| Primary school    | 526 m |
| Stores            | 554 m |
| Restaurants       | 463 m |

**PROXIMITY**

- Village
- Villa area
- Green
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Preschool
- Primary school
- Secondary school
- International schools

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Parking
- Swimming pool
- Petanque ground
- Barbecue-chimney
- Built on even grounds
- Outdoor-kitchen

**INSIDE CONVENIENCES**

- Garage
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Hammam
- Fitness room
- Home cinema
- Triple glazing

- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Bath
- Shower

**FLOOR**

- Parquet floor

**CONDITION**

- New
- under construction

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- With an open outlook
- Rural

**STYLE**

- Classic
- Modern

**FINANCIAL DATA****Price**

CHF 3'300'000.-

**Availability**

31.03.2026

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