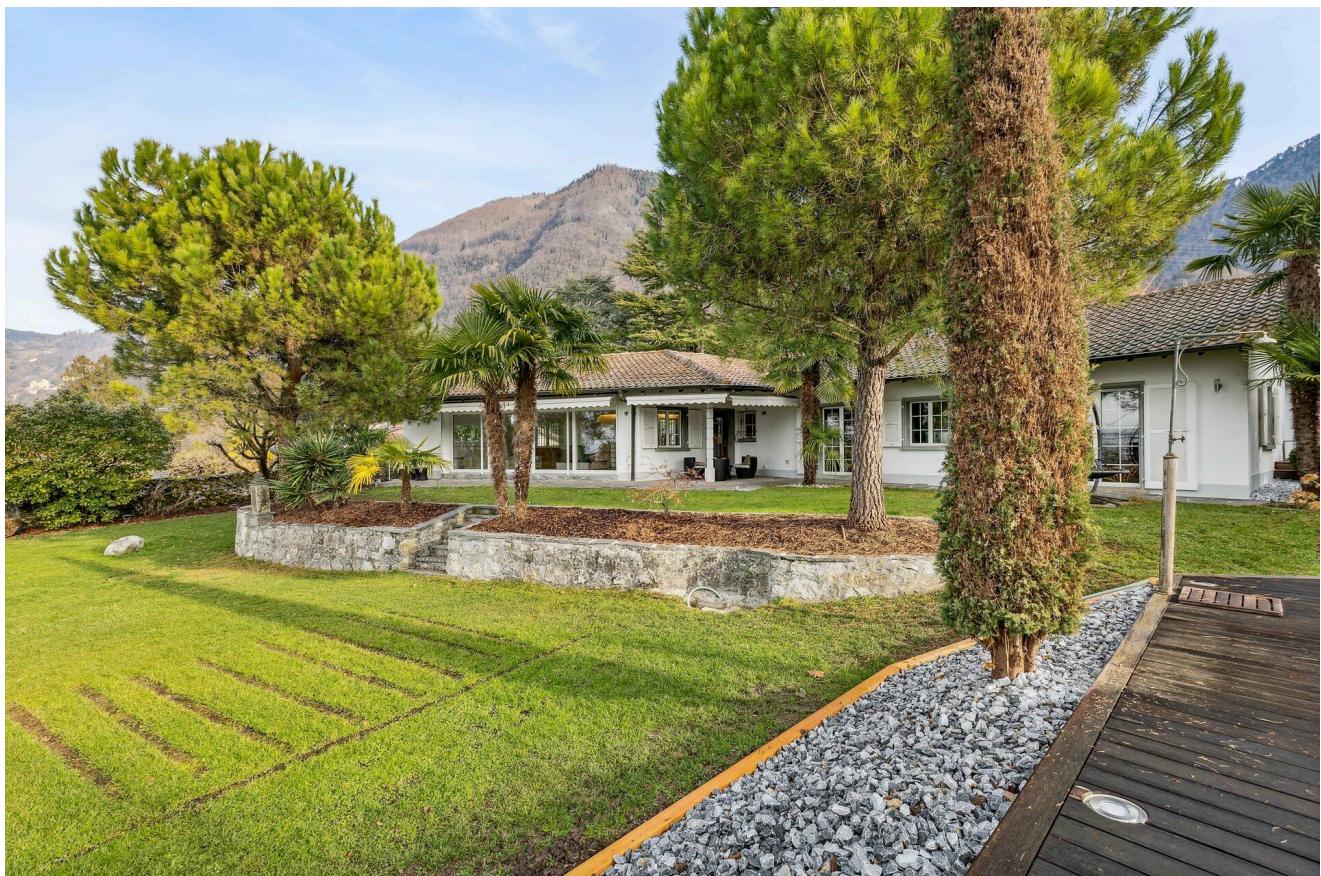


VILLENEUVE VD



Single-storey villa, large garden with pool and
jacuzzi, lake view

CHF 3'200'000.-



5



4



210 m²

n° ref. **040196**



Switzerland | Sotheby's International Realty
Avenue Centrale 128, 1884 Villars-sur-Ollon

Sven Dutoit

+41 79 675 12 66 - Fax +41 21 962 86 61

sven.dutoit@swsir.ch



SITUATION AND DESCRIPTION

This magnificent villa is ideally located in Villeneuve in a residential area close to transport and the lake.

Situated on a quiet, sheltered plot, this late 60's villa has just undergone a profound facelift making it a brand new villa. Completely refurbished with noble materials and totally in tune with the times, the house now radiates a pleasant Mediterranean fragrance where relaxation and comfort blend perfectly.

Erected on one level, the villa offers a vast reception area, around 80m², featuring a modern kitchen with central island opening onto a beautiful living - dining room. This contemporary space faces the lake and features large bay windows opening onto a pleasant terrace. The sleeping area comprises three bedrooms and two bathrooms, plus a small office that could be used as a guest bedroom.

A second office, with independent access, is located on the ground floor. The basement is completed by

the boiler room and a PC shelter accessible via interior staircases

Note that an extension of around 45m² could be granted subject to an application for planning permission.

The 1638m² plot, mainly planted with exotic species, has a swimming pool, a jacuzzi and enjoys both a panoramic view and a quiet location.

Access to the villa is secured by a gate. 5 outdoor parking spaces and a closed garage complete the package

The villa is available as a primary or secondary residence. Viewings by appointment 7/7

SURFACES

Living area	210 m ²
Surface of parcel	1638 m ²
Garden surface	1418 m ²
Underground surface	64 m ²
Volume	1060 cbm

Basement

Carnotzet - office
Wine cellar
Cellar
Abri PC
Heating and
Technical room

CARACTERISTICS

Number of flats	1
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	2
Year of construction	1959
Year of restoration	2024
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Authorized
Basement	1

DISTANCES

Station	592 m
Public transports	328 m
Freeway	2548 m
Stores	664 m
Post office	538 m
Hospital	2642 m
Restaurants	173 m

DISTRIBUTION

Ground floor

Entrance
Visitors' WC
Kitchen
Living - dining room
Office
3 bedrooms
Bathroom and powder room



CONSTRUCTION

- Electrical renovations to OIBT (2010-2024)
- Renovations to interior paint (Ceilings-corridors, walls) (2010-2015-2024)
- Pipe inspection and cleaning (2010-2020)
- Installation of an outdoor Jacuzzi (2011)
- Heating renovation (replacing oil with gas) (2013)
- Renovation of the house's EU bag (2014)
- Renovation of all parquet (change) (2015)
- Installation of all security (House Garage) (2015)
- Maintenance of exteriors (raking and tree removals) (2015-2020-2024)
- Installation of robot mower (2017)
- Renovations to pool, tiling (2018)
- Renovations to shelters adjoining garage (2018) (left - car space, right - bike, motorcycle, scooter spaces etc..)
- Pipe inspection and cleaning (2010-2020)

- Maintenance and painting of low walls exterior (2024)
- Swisscom 5G fiber optic installation (2024)

OUTSIDE CONVENIENCES

Portal
Parking spaces
Garage and covered
Deck jacuzzi
Outdoor pool
Garden

SPECIAL FEATURES

Extension possible : bedroom, dressing room, bathroom (45m2)

NEIGHBOURHOOD

- Villa area
- Green
- Lake
- Railway station
- Bus stop
- Highway entrance/exit
- Public swimming pool
- Bike trail
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Parking
- Garage
- Swimming pool
- Jacuzzi
- Built on even grounds
- Ground level access

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Cellar
- Carnotzet
- CP-Shelter
- Fireplace
- Double glazing
- Bright/sunny

- With character

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Optic fiber
- Electric blind
- Electric gate
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new
- With extension possibility

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Garden

FINANCIAL DATA

Price

CHF 3'200'000.-

Availability

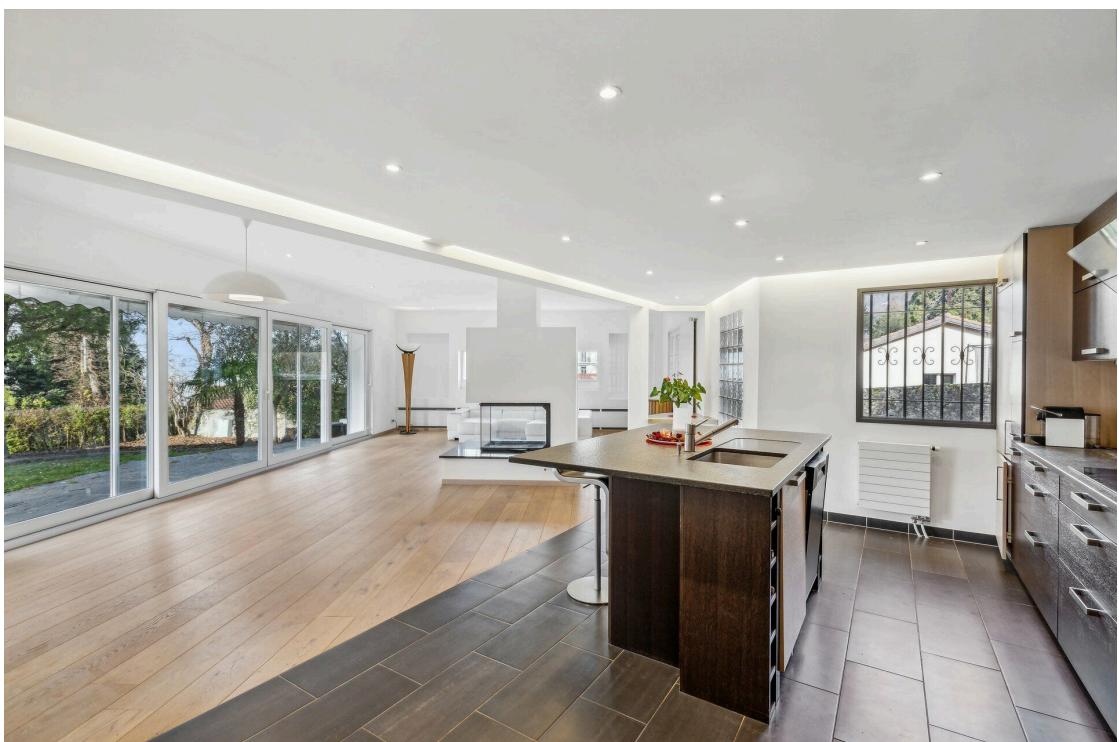
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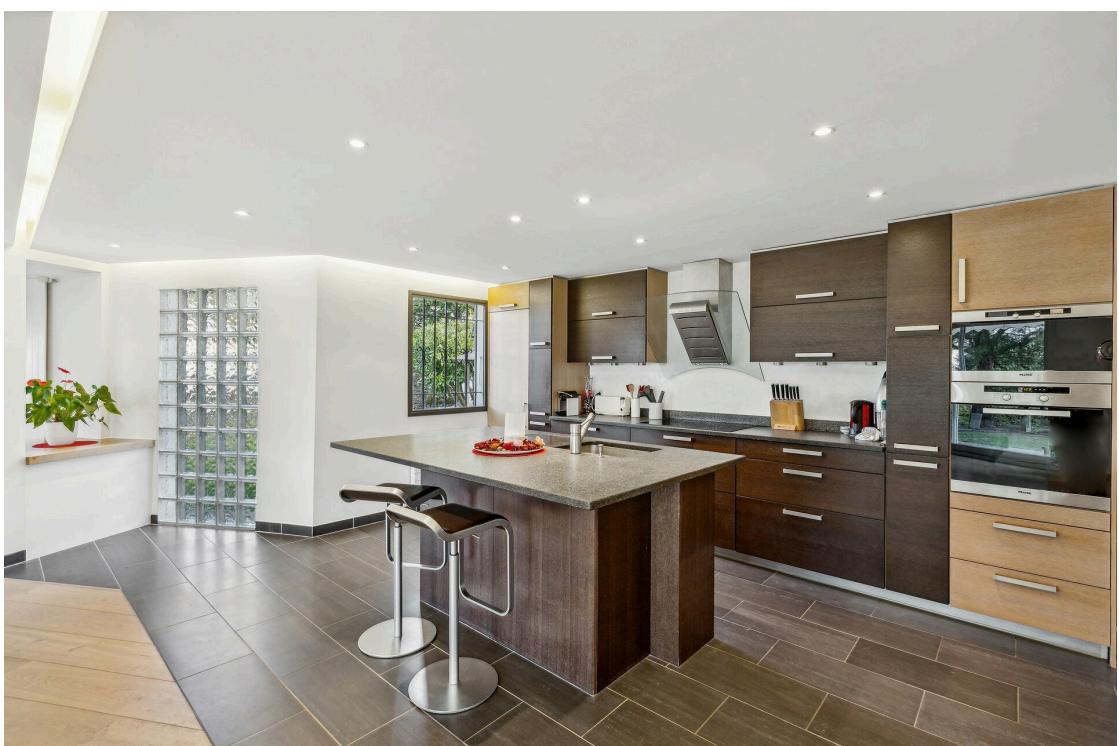
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- Mountains

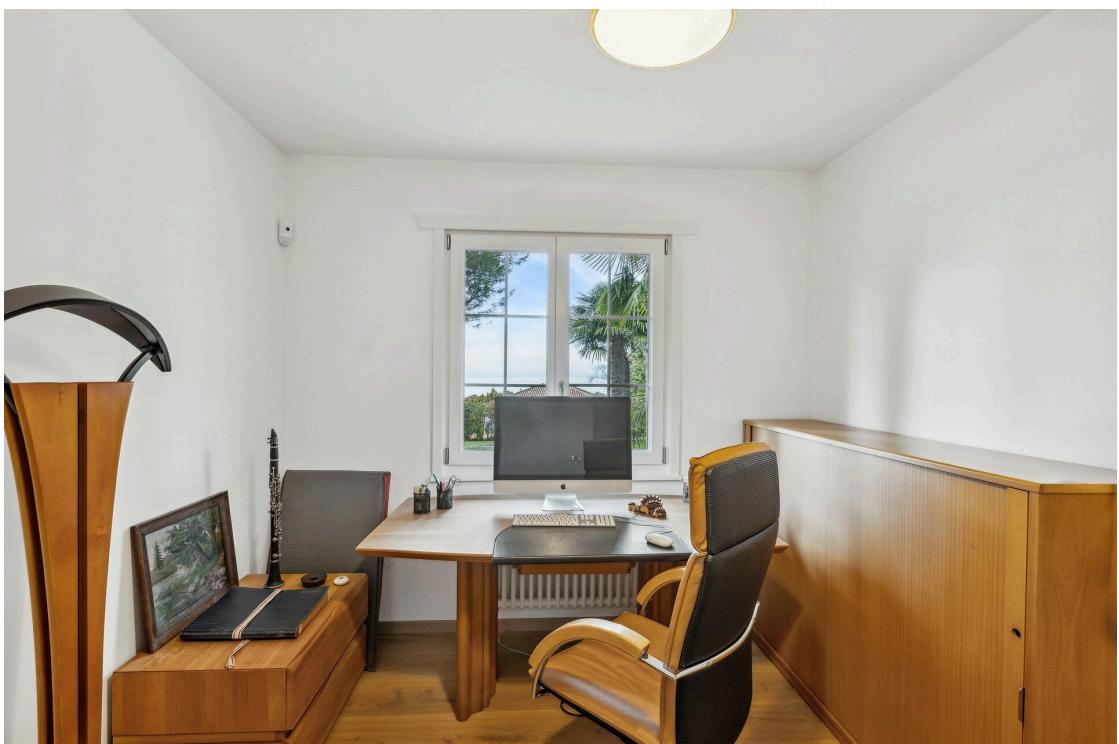
STYLE

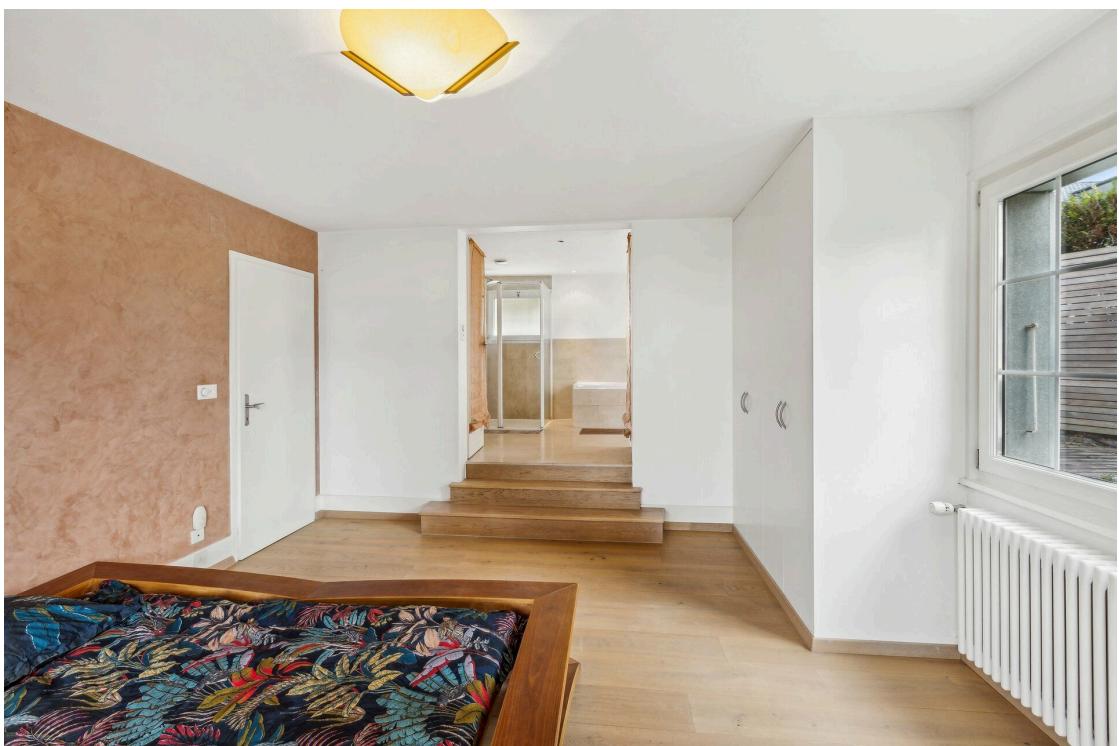
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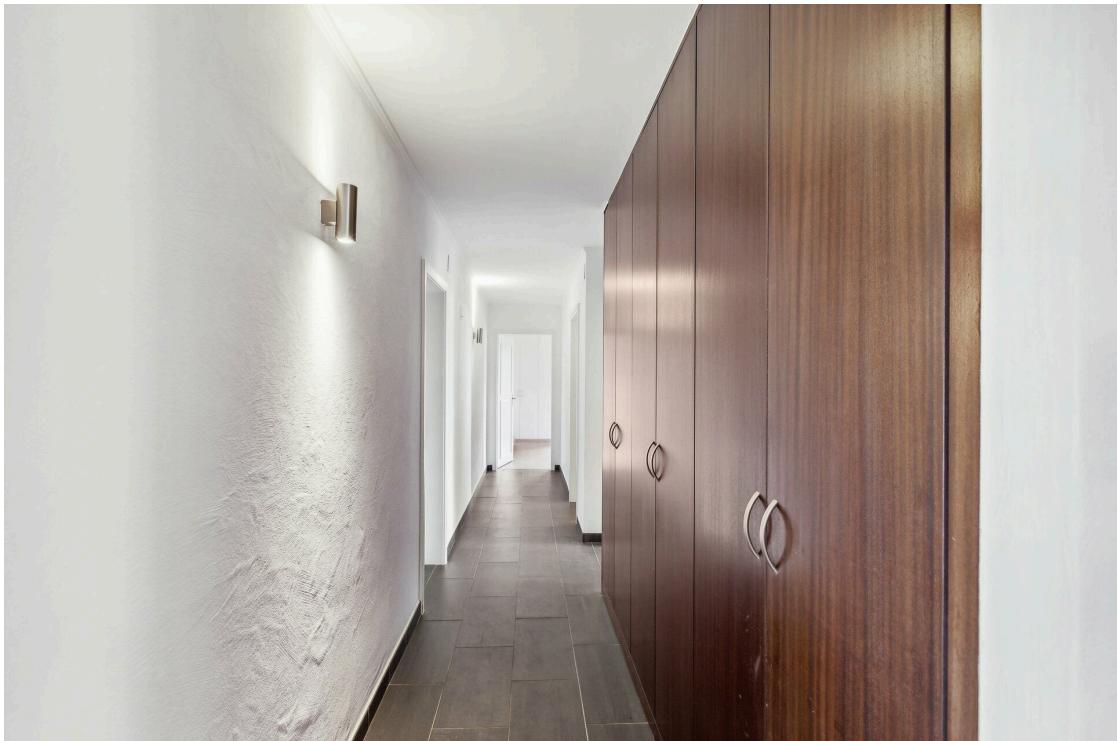


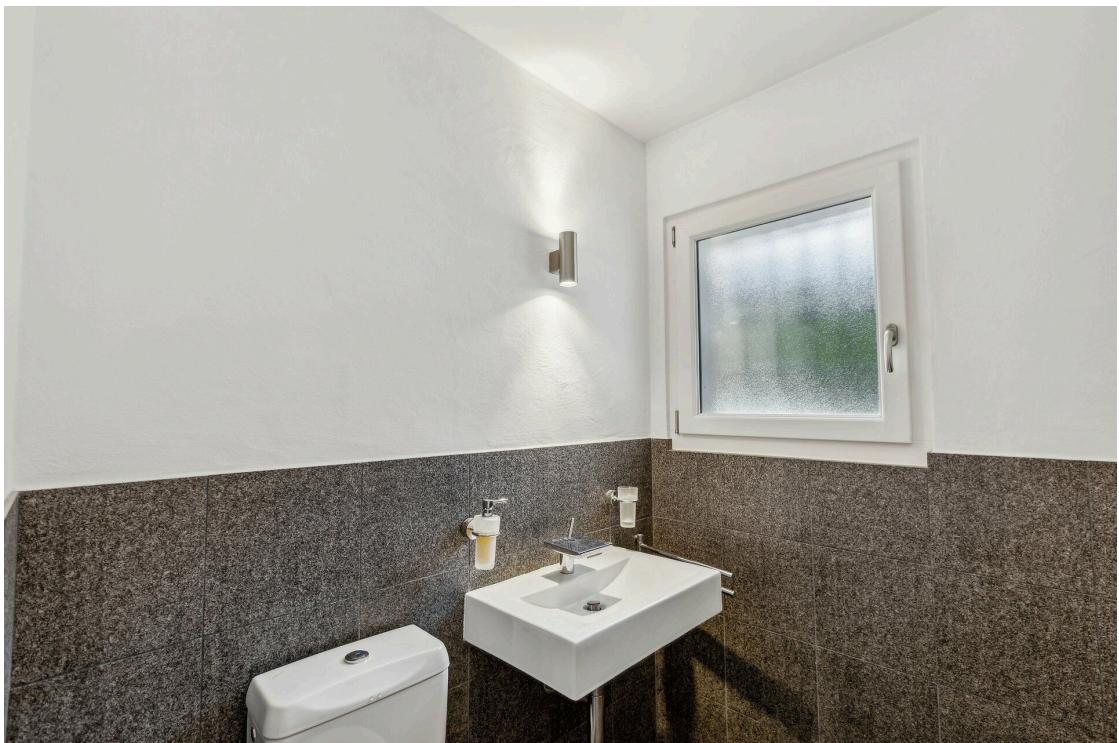
















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