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Bougy-Villars | **CHF 3,160,000**



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Bougy-Villars | CHF 3,160,000



Bordering a vineyard, this idyllic vaudoise villa is in a most privileged location, yet within a 5 minute drive to the motorway linking Geneva with Lausanne.

The villa is bright and airy. The welcoming entrance hall leads to an open-plan area with a comfortable living room (with fireplace), dining room and a spacious "island " kitchen that offers plenty of cupboard space. All rooms have double doors leading to a partially-covered terrace - perfect for outside dining. There's also a guest WC on the ground floor and from the kitchen, practical access to a large double garage. The courtyard has space for 3/4 more cars.

An attractive staircase leads to the 1st floor which comprises 4 good-sized bedrooms, again with plenty of storage. The master bedroom is en suite and offers splendid views across the lake towards the Alps. Two additional bathrooms (with windows) complete this floor.

The basement includes an air-conditioned wine cellar, storage rooms and space for a potential play area. Underfloor heating is provided by a heat pump.

This property is in impeccable condition, both house and well-established garden are low maintenance.

The charming and tranquil village of Bougy-Villars has a population of less than 500 and benefits from a low tax regime (0.50c). Excellent shopping is minutes away in either Rolle, Morges or the new retail park in Etoy. There are local and international schools nearby, and excellent sporting facilities in the area.

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