

Appartement
Nice

Swiss Luxury Homes Présente Une élégante Villa Avec Piscine Et Domaine Paysager Près De Lausanne, Sur Le Lac Léman

Ecublens VD

Prix de vente : CHF 4'900'000.-

Présentation

SLH Swiss Luxury Homes presents this exceptional property located in the prestigious residential area of Ecublens (Vaud), just minutes from Lausanne and the shores of Lake Geneva, as well as the renowned EPFL – Swiss Federal Institute of Technology Lausanne.

Situated in one of the most desirable residential environments of the Lake Geneva region, this elegant villa enjoys a privileged location between Lausanne, Montreux and Geneva, offering a rare combination of privacy, accessibility and exceptional quality of life.

The property offers approximately 209 sqm of living space and is set on a beautifully landscaped 2,061 sqm garden with mature trees, terraces and a private swimming pool, creating a peaceful residential retreat in the heart of the Lake Geneva region.

The villa benefits from a south-facing orientation, providing natural light throughout the day while offering pleasant open views over the surrounding countryside with partial views towards Lake Geneva and the Alps.

The interior has been designed to combine comfort and functionality. The villa features five bedrooms and three bathrooms, providing generous space for residents and guests.

The ground floor offers elegant reception areas including a bright living room with fireplace and library, a dining room and a fully equipped kitchen opening directly onto the terrace and landscaped garden, creating a seamless connection between indoor and outdoor living spaces.

Large windows allow abundant natural light while offering pleasant views of the garden and swimming pool.

The property is distributed over several levels. The ground floor includes an entrance hall, guest WC, three bedrooms with built-in wardrobes, a spacious bathroom with bathtub and WC, a dining room, a fully equipped kitchen with terrace access and a large living room with fireplace and library opening onto the terrace and veranda in natural stone.

The lower ground floor offers additional living spaces including two further bedrooms, one with terrace access, a library or office space, a bathroom with shower and WC, a climate-controlled wine cellar, a laundry room, technical room and a private sauna designed for four persons.

A separate entrance allows the possibility of independent accommodation, guest quarters or a professional activity.

Outside, the landscaped garden surrounds the villa and offers several outdoor living areas ideal for relaxation and entertaining. A private swimming pool perfectly integrated into the garden creates a serene environment where residents can enjoy the natural surroundings in complete privacy.

The property also benefits from a double garage and additional outdoor parking spaces.

Ecublens is one of the most sought-after residential municipalities in the Lausanne region, appreciated for its calm environment and proximity to major academic and economic centers. The villa is located close to EPFL, the University of Lausanne (UNIL), Lake Geneva, international schools, restaurants, shopping areas and highway connections to Geneva and Montreux.

Within a short drive, residents can also reach the famous Lavaux vineyards (UNESCO World Heritage site), the Swiss Riviera and the cultural destinations of Montreux and Vevey. Geneva International Airport is easily accessible.

This property represents an excellent opportunity for a primary residence, family home or long-term

investment in the Lake Geneva luxury real estate market.

For confidential information or private viewing, please contact SLH Swiss Luxury Homes. Private viewings available upon request.

SLH Swiss Luxury Homes also provides access to exclusive off-market properties across Switzerland, the Lake Geneva region and international luxury destinations.

Discreet marketing – private opportunities available through our international network.

209.00 m²
Surface

5.00
Pièces

Galerie



Informations techniques

Transaction

Type	Maison/Villa
Disponibilité	À convenir

Surfaces

Pièces	5
Salle de bain	3
Surface habitable	209 m ²
Surface du terrain	2061 m ²
