



THE MONT-SUR-LAUSANNE GROVES

Magnificent project for several homes in the countryside

*Close to town, on the edge
of an agricultural zone*

The Mont-sur- Lausanne groves

This multi-family project is located in Le Mont-sur-Lausanne, on the edge of an agricultural zone and a forest.

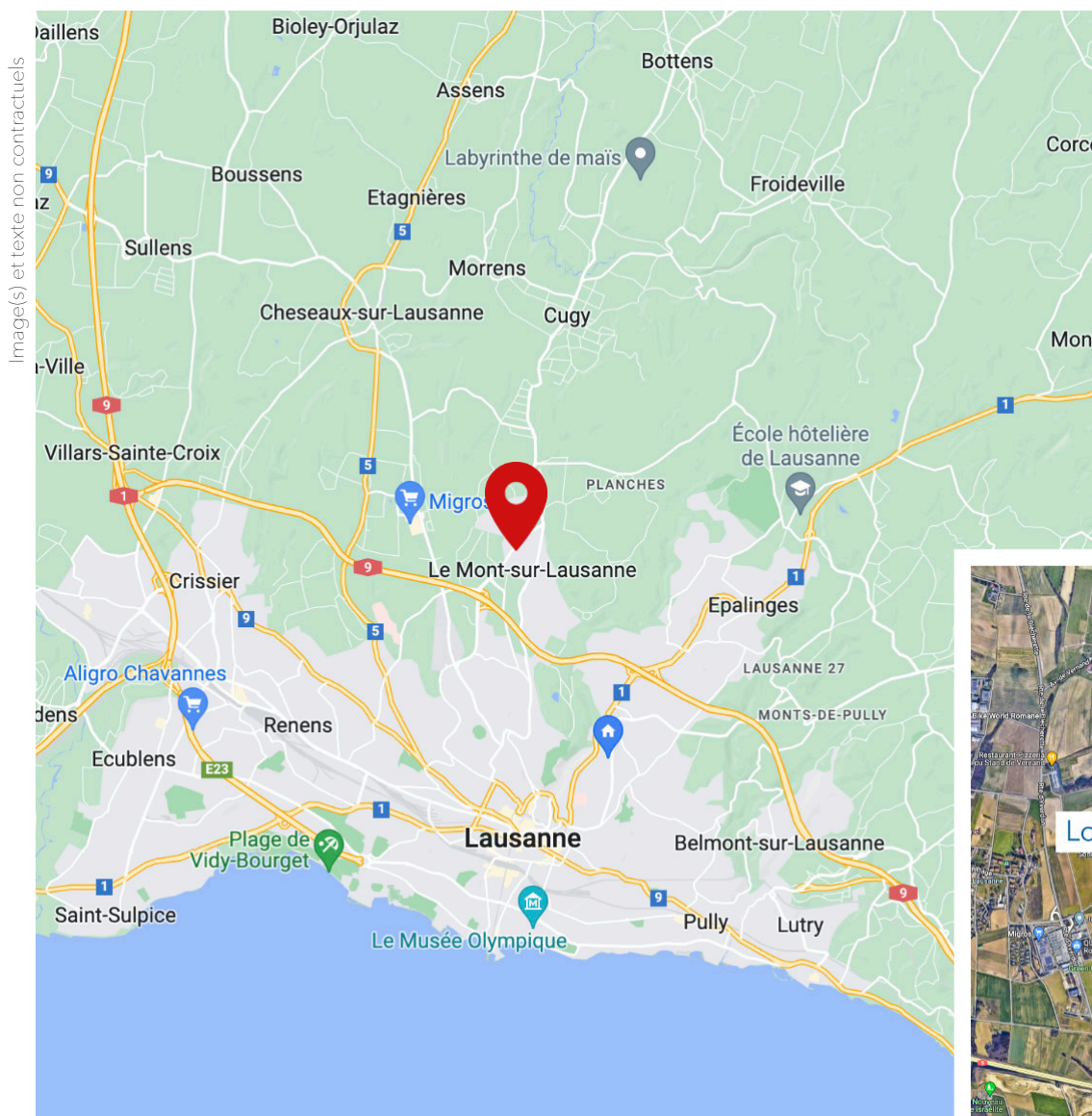
Designed for comfort and built with quality materials, these homes will seduce you with their generous living spaces.

Ideal for families!

Close to major roads, the city and all amenities.

5 minutes from the freeway.

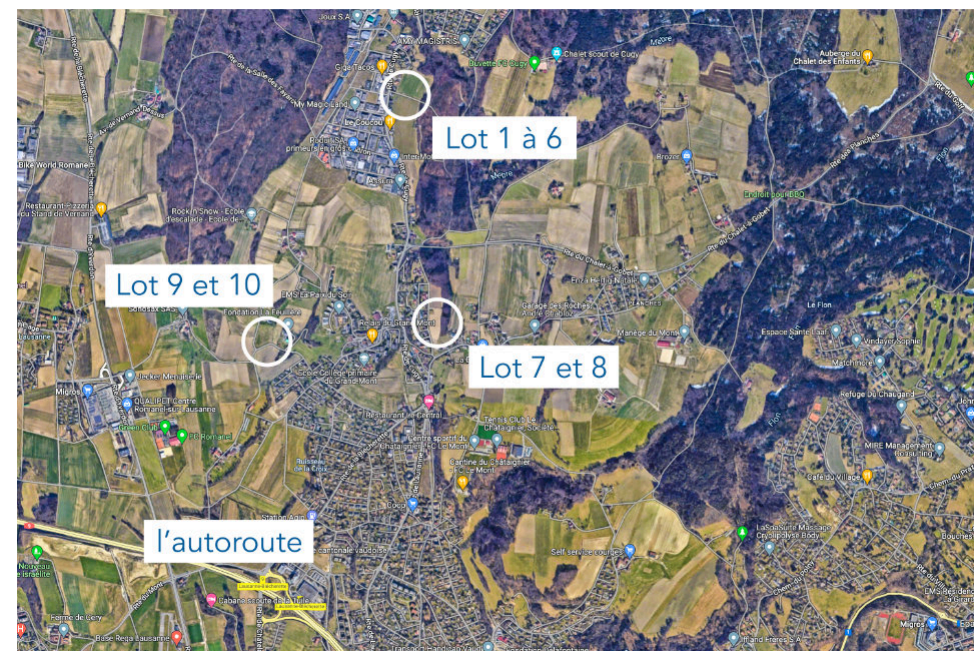
Geographical location



- 5 minutes from the motorway
- 12 minutes from Lausanne city centre
- 20 minutes from the lakeside (Vidy)

Transports publics

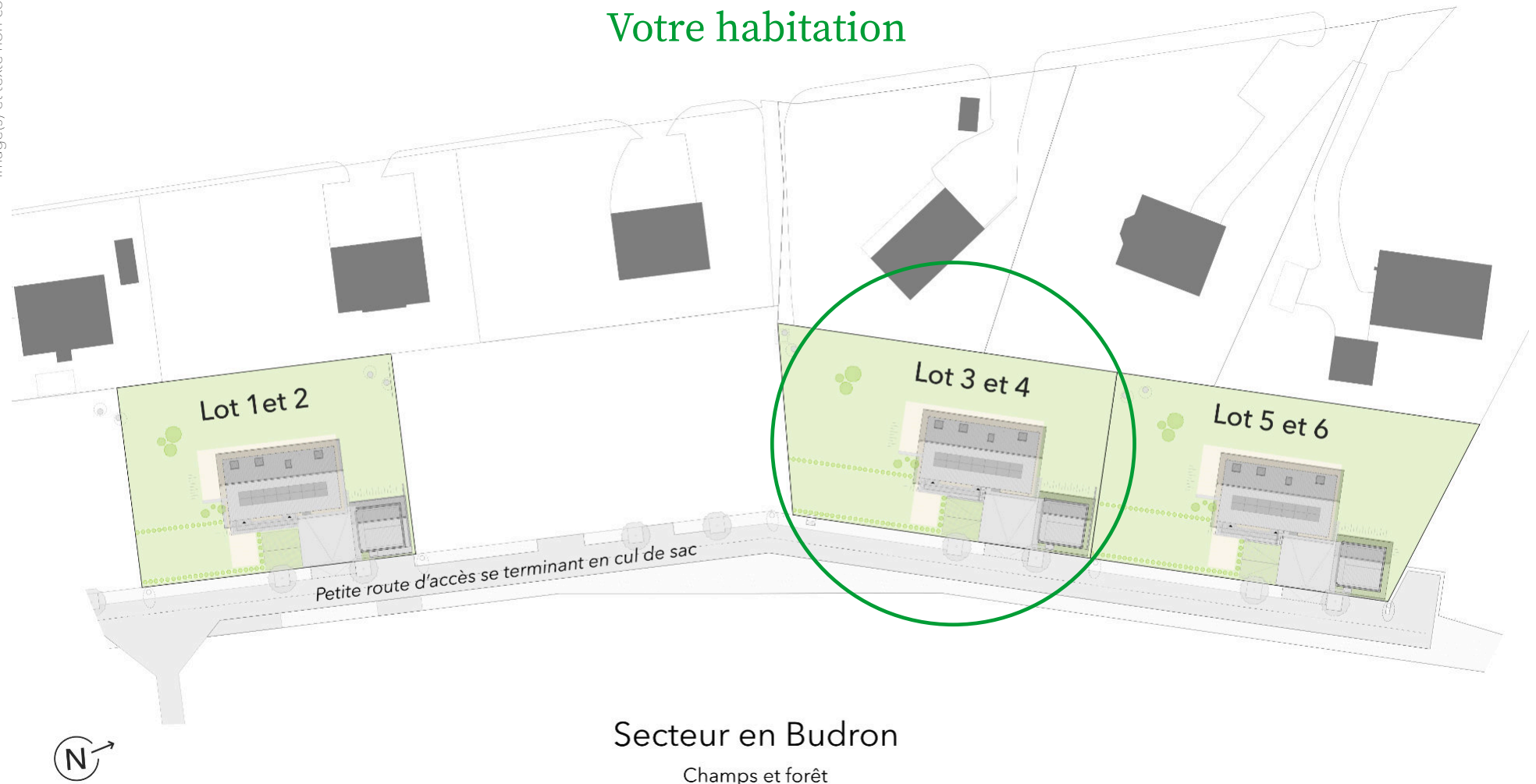
- A few steps from the bus
- 20 minutes by bus to the city centre

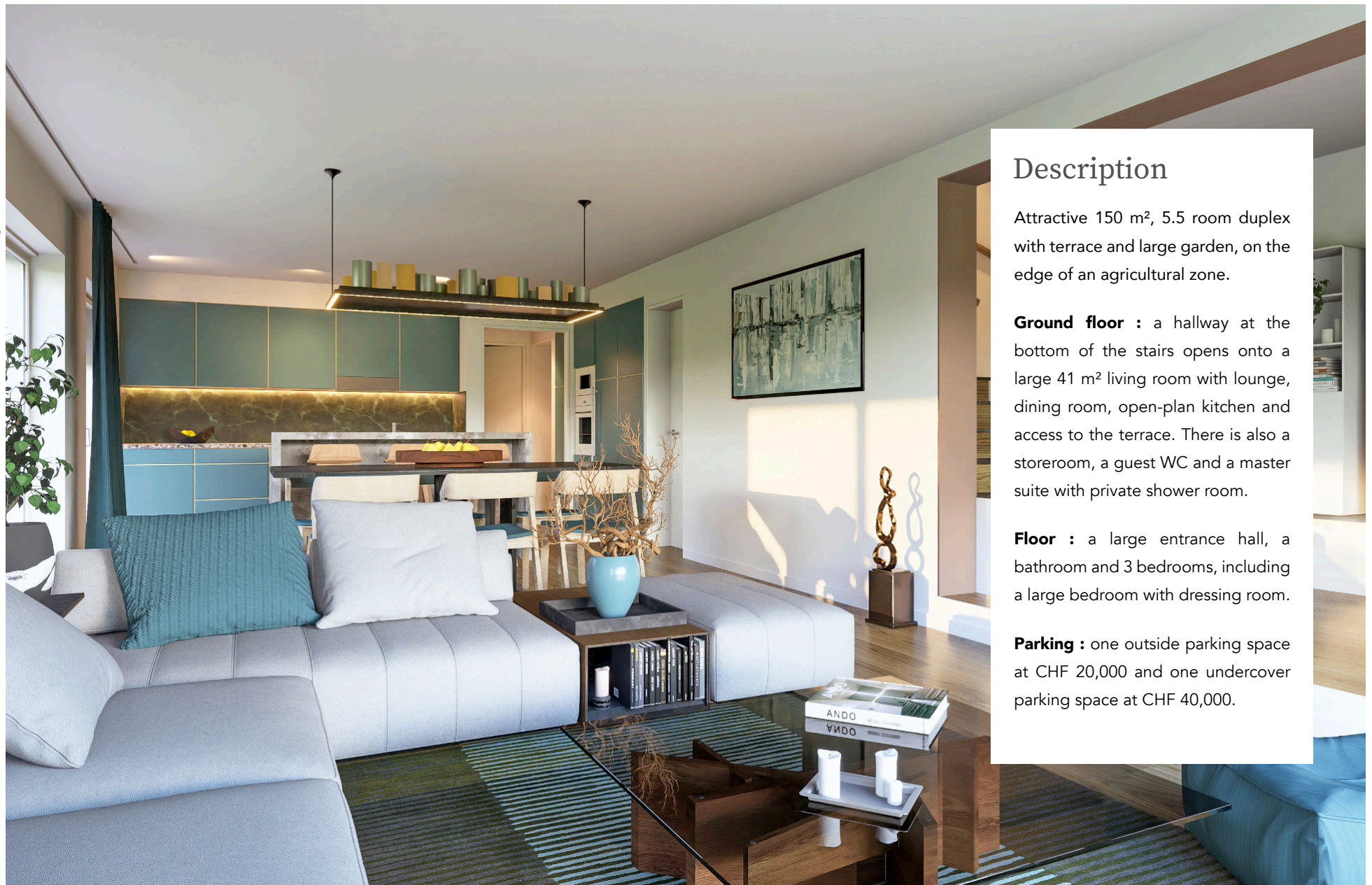


Street map

Image(s) et texte non contractuels

Votre habitation





Description

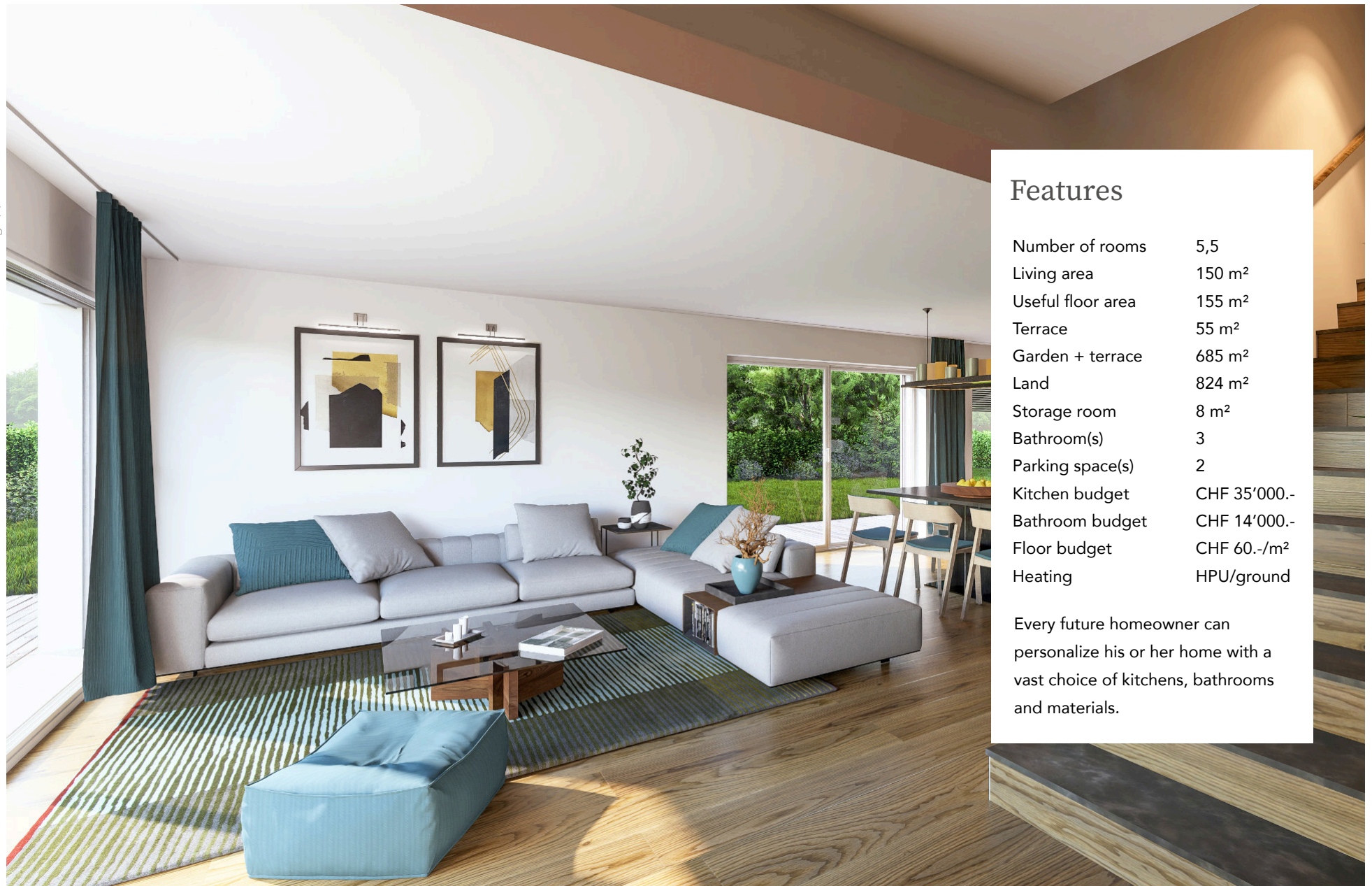
Attractive 150 m², 5.5 room duplex with terrace and large garden, on the edge of an agricultural zone.

Ground floor : a hallway at the bottom of the stairs opens onto a large 41 m² living room with lounge, dining room, open-plan kitchen and access to the terrace. There is also a storeroom, a guest WC and a master suite with private shower room.

Floor : a large entrance hall, a bathroom and 3 bedrooms, including a large bedroom with dressing room.

Parking : one outside parking space at CHF 20,000 and one undercover parking space at CHF 40,000.

Image(s) et texte non contractuels



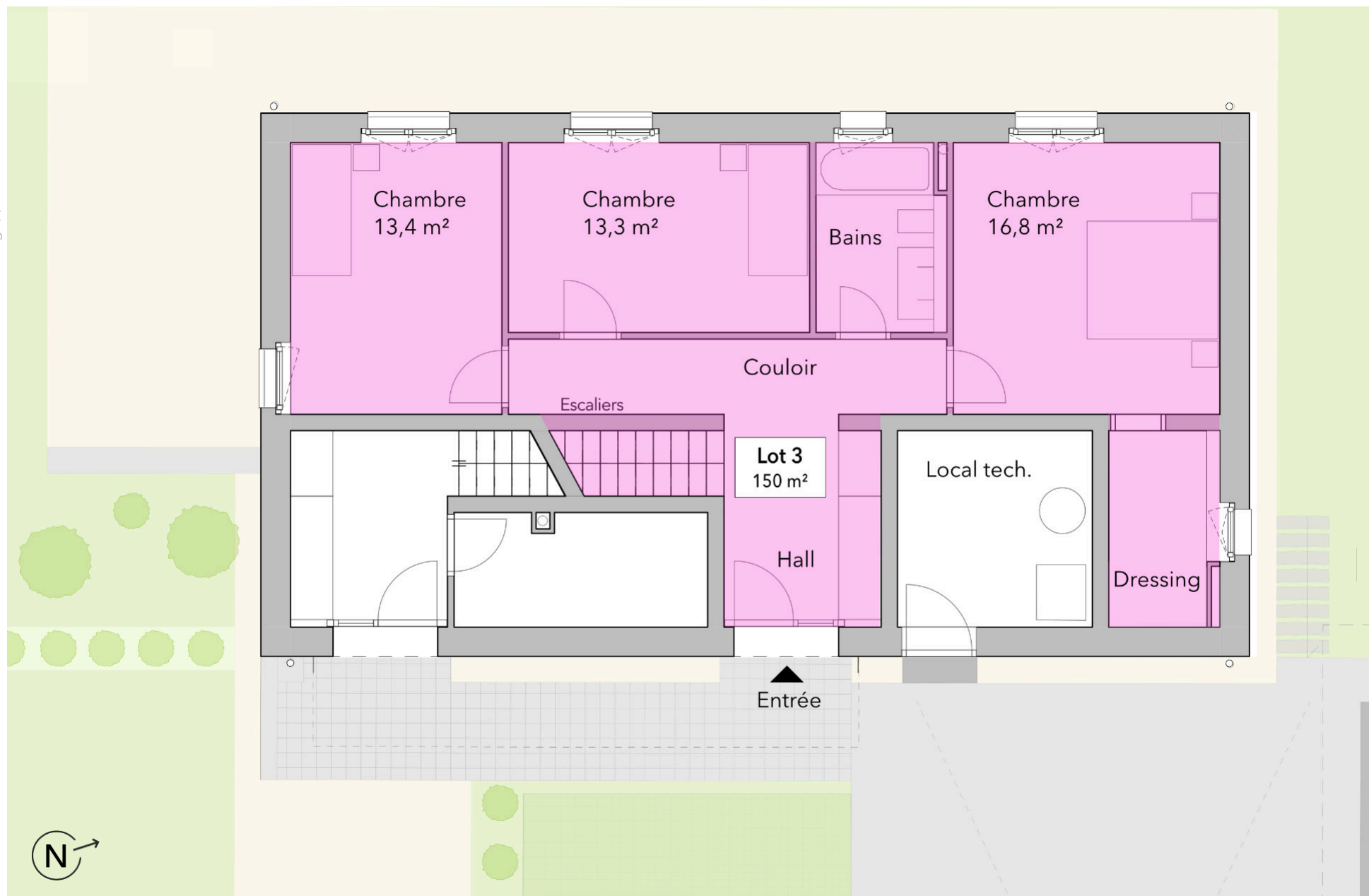
Features

| | |
|-------------------|-------------------------|
| Number of rooms | 5,5 |
| Living area | 150 m ² |
| Useful floor area | 155 m ² |
| Terrace | 55 m ² |
| Garden + terrace | 685 m ² |
| Land | 824 m ² |
| Storage room | 8 m ² |
| Bathroom(s) | 3 |
| Parking space(s) | 2 |
| Kitchen budget | CHF 35'000.- |
| Bathroom budget | CHF 14'000.- |
| Floor budget | CHF 60.-/m ² |
| Heating | HPU/ground |

Every future homeowner can personalize his or her home with a vast choice of kitchens, bathrooms and materials.

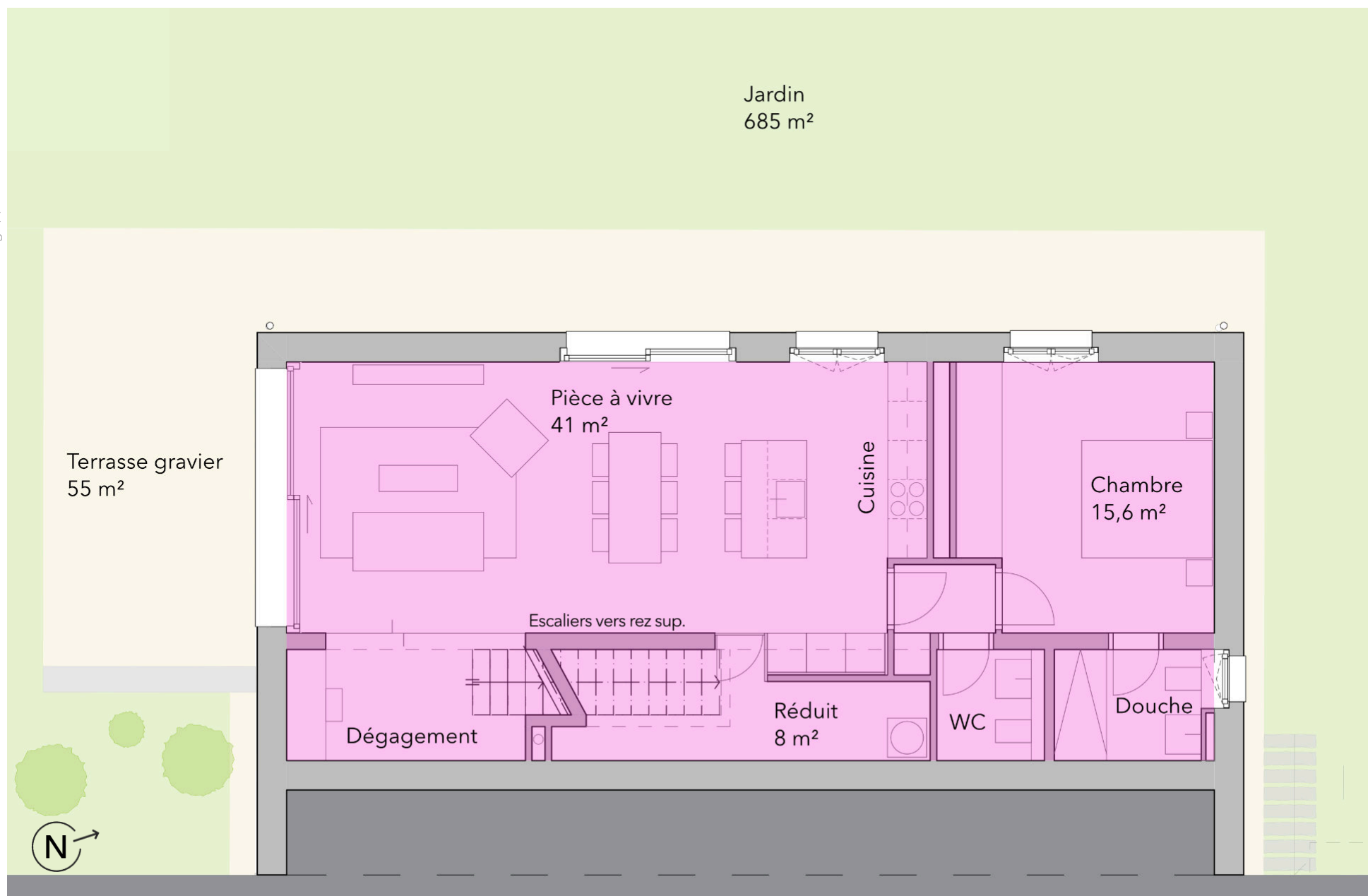
Rez supérieur

Image(s) et texte non contractuels



Rez inférieur

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Extérieurs

Image(s) et texte non contractuels

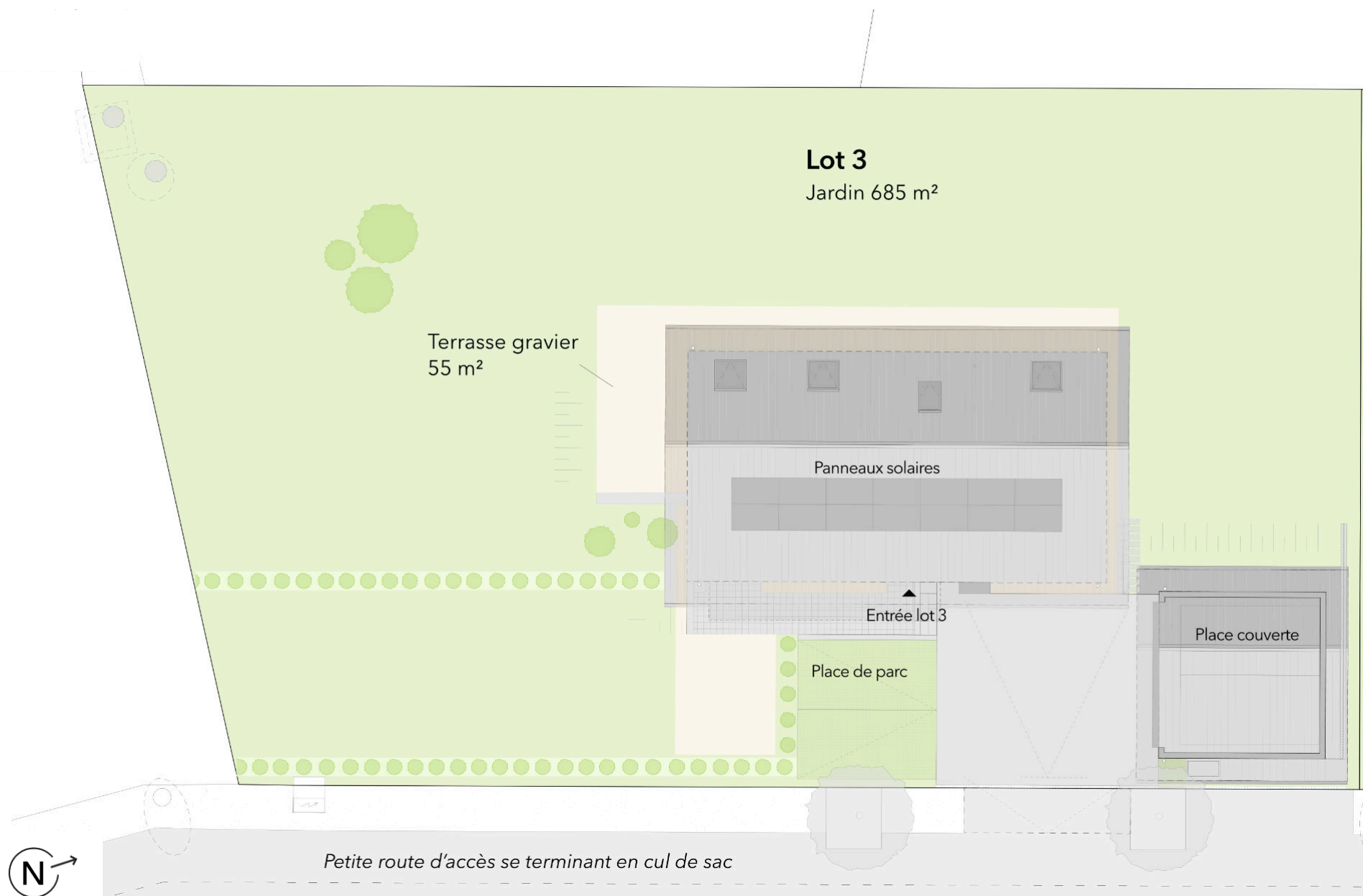


Image du projet

Image(s) et texte non contractuels



Image du projet

Image(s) et texte non contractuels



Image du projet

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Technical summary

Construction

Traditional type (reinforced concrete, brick, cement).

Roof

Gable roof, thermal insulation according to thermal balance.

Facade

Plaster finish 2 mm.

Windows

Lift-and-slide bay windows, French windows and French doors with tilt-and-turn sash. All windows triple-glazed.

Blinds

Slat blinds on all windows (electric in living rooms, manual in bedrooms).

Electricity

Telephone, TV and Internet sockets as well as light points and sockets as per detailed description.

Doorbell, light point on terrace, light point and socket in cellar and equipment room.

Electrical panel per villa and individual meter.

Heating

Air/water heat pump, underfloor heating, thermostats in living room (lounge/dining room/kitchen) and bedrooms. Individual heating meter.

Interior paintwork

Walls in 1.5 mm plaster and housing ceilings in matt white dispersion. Attic ceilings in 30% tinted white laminate. Enamel paint in wet rooms.

Sanitary installations

Individual water meter.

Plumbing fixtures

Supply budget :

- BATHROOM = CHF 6'000.-
- SDD = CHF 6'000.-
- WC = CHF 2'000.-

Turbinettes with timer in bathrooms without windows.

Kitchens

Supply budget:

- 3 rooms = CHF 25'000.-
- 4 rooms = CHF 30'000.-
- 5 rooms = CHF 35'000.-

Floor covering

- Tiles, supply budget CHF 60/m²
- Earthenware, supply budget CHF 60/m²
- Parquet, supply budget CHF 60/m²

White baseboards in all rooms, except bathrooms. Tile and parquet baseboards extra.

Joinery

Main entrance door with tribloc lock.

Communication doors in white laminate, metal handle.

Patching: main entrance door, machine room and mailbox.

Locks

Barriers and handrails as selected by the Works Department.

Special requests from purchasers

Consideration may be given to purchasers' requests that do not affect the facades or exterior fittings, and according to the progress of work.

The general contractor reserves the right to refuse if the purchaser's request delays the progress of the work.

Modifications to the basic plans will be invoiced according to the work performed; specialist fees and taxes are extra.

All modifications are made after signature at the notary's office.



Courtier responsable

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