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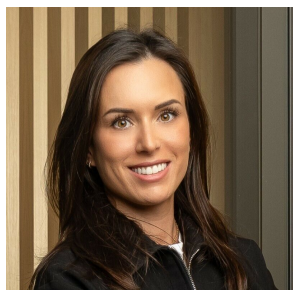
MEX VD



Magnificent triplex with garden

CHF 1'800'000.00

N° VI0118_Maison villageoise



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DESCRIPTION

In the heart of the charming village of Mex, discover this charming triplex in an 18th-century house set on a 403 m² plot. It offers generous living space and reveals the charm of yesteryear with its exposed beams and high ceilings.

Meticulously renovated over the years using top-quality materials, this property will delight lovers of authenticity and old stone.

With a floor area of over 260 m², it features a warm living room with a wood-burning stove for cosy evenings, and a kitchen for gourmets. The four bedrooms and three bathrooms ensure absolute comfort. An additional toilet is also available for your convenience. What's more, the property boasts two ideally appointed offices, perfect for telecommuting.

An additional asset of this property is the carport equipped with a charging station. This is a considerable advantage, offering a practical and ecological solution for owners of electric or hybrid vehicles. This feature demonstrates attention to modern and sustainable needs, adding significant value to this apartment.

With its perfectly laid-out spaces, this property has been designed to meet the needs of families with children. What's more, the exteriors have been landscaped with the utmost care: fruit trees and green spaces invite you to relax on sunny days.

Don't hesitate to visit this magnificent property!

CHARACTERISTICS

Reference : VI0118_Maison
villageoise

Number of rooms : 9.5

Number of bedrooms : 5

Number of bathrooms : 5

Surface of parcel : ~ 550 m²

Useful surface : ~ 260 m²

Garden surface : ~ 430 m²

Year of construction : 1700

Year of restoration : 2023

Availability : Immediately

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BASEMENT

- Cellars of approx. 50 m²
- Utility room shared with condominium apartment

GROUND FLOOR

- 8 m² entrance hall with wall cupboards
- 24 m² living room with Swedish stove
- 16 m² fully equipped kitchen with Swedish stove
- 15 m² dining room with outside access and a rotisserie fireplace
- 16 m² study
- Guest WC

1ST FLOOR

- Bedroom n°1 of 32 m² on 2 levels with bathroom/shower, washbasin and WC of 10 m².
- Bedroom n°2 of 16 m² with bathroom, WC and washbasin of 11 m² communicating with the office space
- 15 m² office space that could be converted into an additional bedroom

2ND FLOOR

- Bedroom n°3 of 16 m² with shower room, WC and washbasin of 8 m² communicating with bedroom n°4
- 12 m² bedroom n°4 with access to shower room, WC and washbasin

ANNEXES

- Cover for one car with charging station

OUTSIDE CONVENIENCES

- Pergola
- Garden shed with water and electricity

The beautifully manicured exterior boasts several fruit trees (apples, figs, grapes, kiwis and plums). What's more, the garden is supplied with water by its own well, and pumps have been installed for the watering system. Last but not least, the exterior boasts plenty of space to enjoy sunny days, ideal for relaxation and outdoor recreation.

SPECIAL FEATURES

The house benefits from 8 m² of photovoltaic panels and 4 m² of thermal panels.

The roof and insulation have been completely refurbished

REMARKS

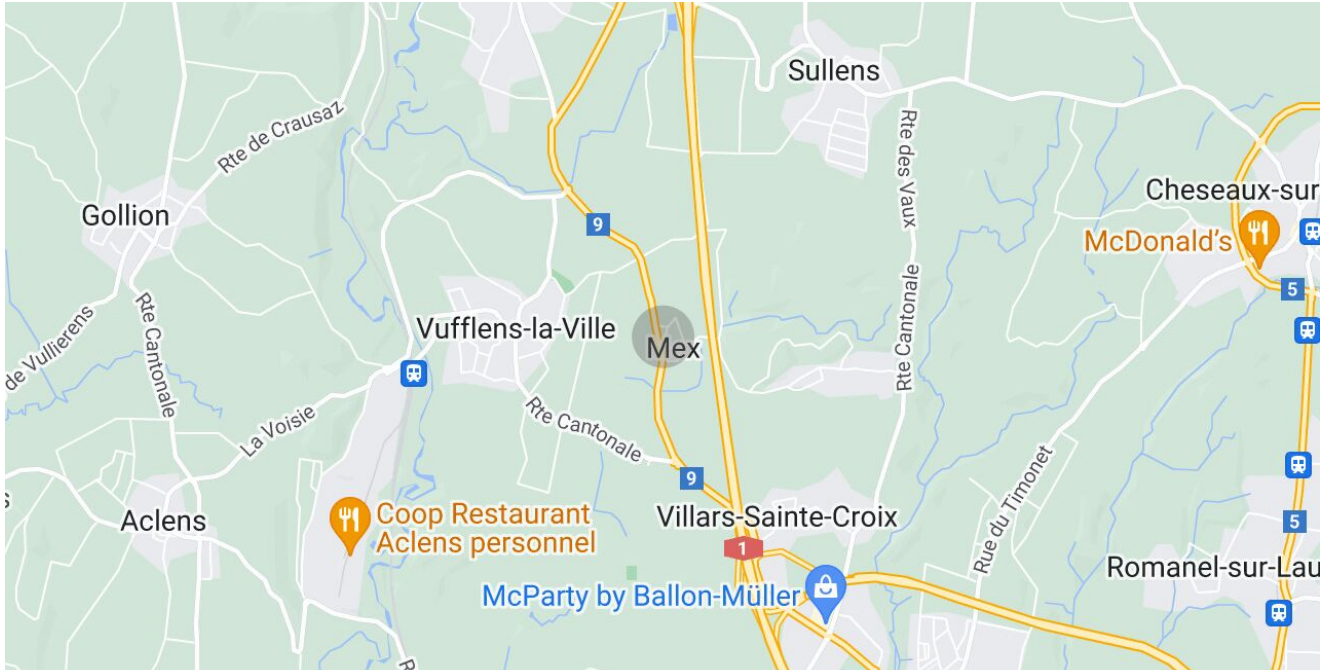
The house is a condominium. At the rear of the house is an apartment (not for sale) currently occupied by tenants.

For more information, please contact us!

CLAUDE DE NON-RESPONSABILITÉ

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LOCATION

- Chemin Dernier Mur 11, 1031 Mex
- Not far from Crissier and its freeway access, Mex invites you to discover the surrounding Vaud countryside. Sheltered by the surrounding woods, the homes enjoy an intimate setting. Would you like to make your home here?
- Public transport access: The bus stop on line 58 (Bussigny - Cossonay) is just a 4-minute walk away.
- Shopping: Bank, Migros, Coop and pharmacy are just 10 minutes away by car.
- Education: Nursery, primary and secondary schools are only 10 minutes away by car.
- Tax rate: 59.5
- Property tax: 1.00
- Local authority website: <https://mex.ch>

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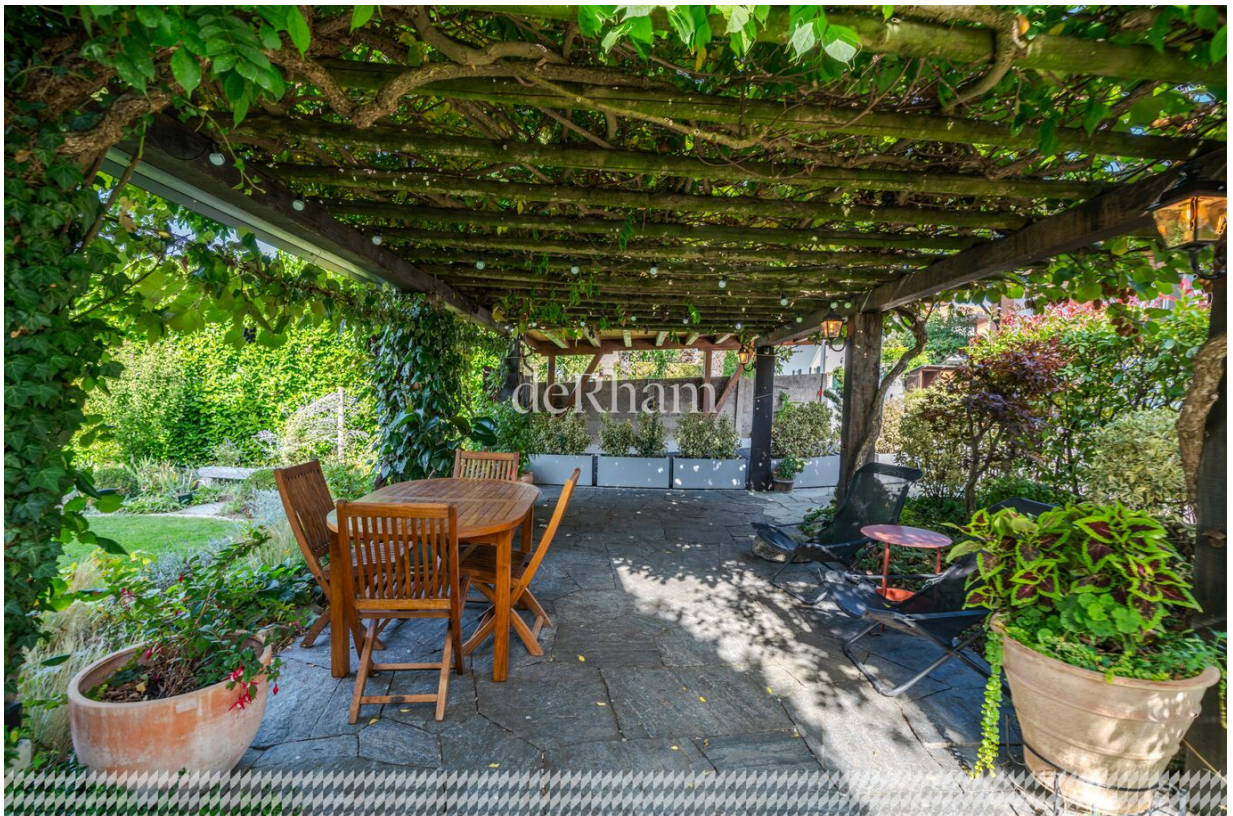
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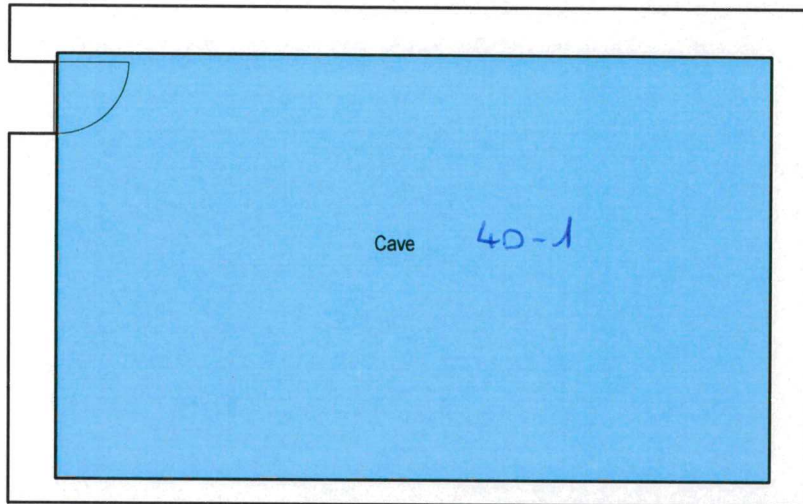
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11 FEV. 2021

21/01488



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Document :
Plans PPE Cave

Lot 1 53m2

Adresse : Dernier mur 11, 1031 Mex

Echelle : 1/100

Indice : A

Format : A3

Dessiné le : 04.01.2020

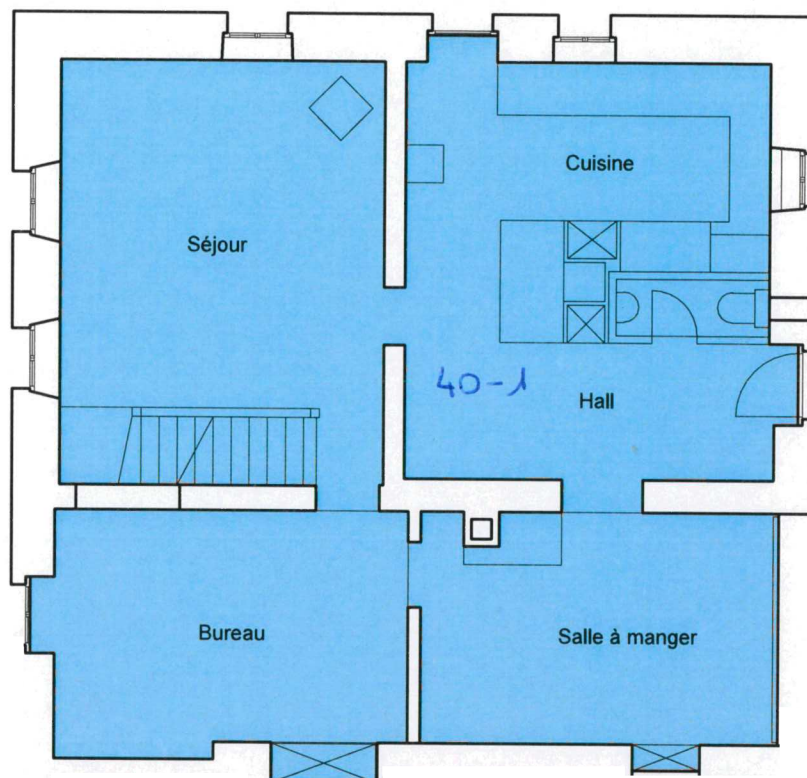


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21/01488



Document :
Plans PPE Rez

Lot 1 246m²

Adresse : Dernier mur 11, 1031 Mex

Echelle : 1/100

Indice : A

Format : A3

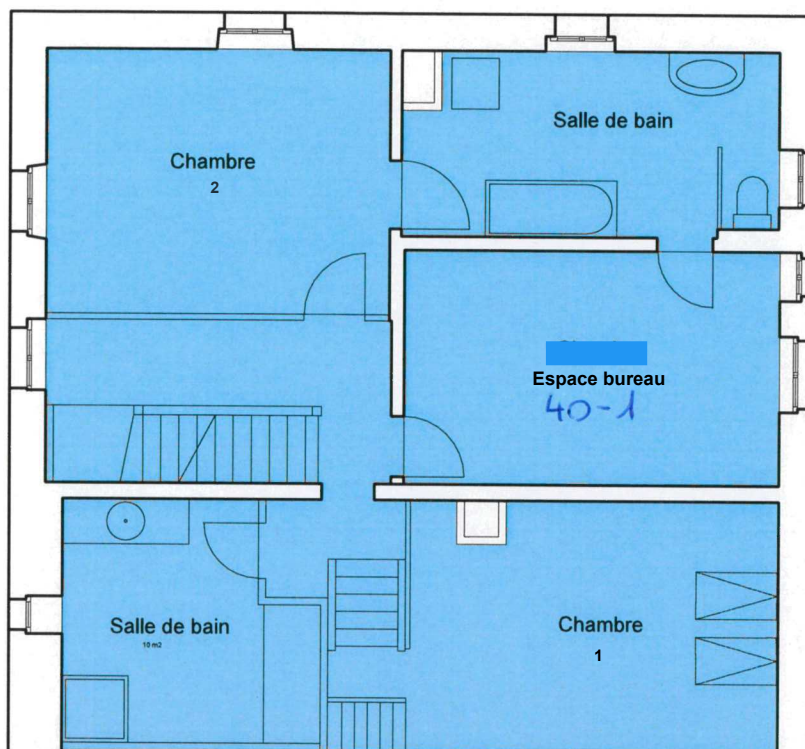
Dessiné le : 16.12.2020



Présenté par :

11 FEV. 2021

21/01488



Document :
Plans PPE 1er

Lot 1 246m2

Adresse : Dernier mur 11, 1031 Mex

Echelle : 1/100

Indice : A

Format : A3

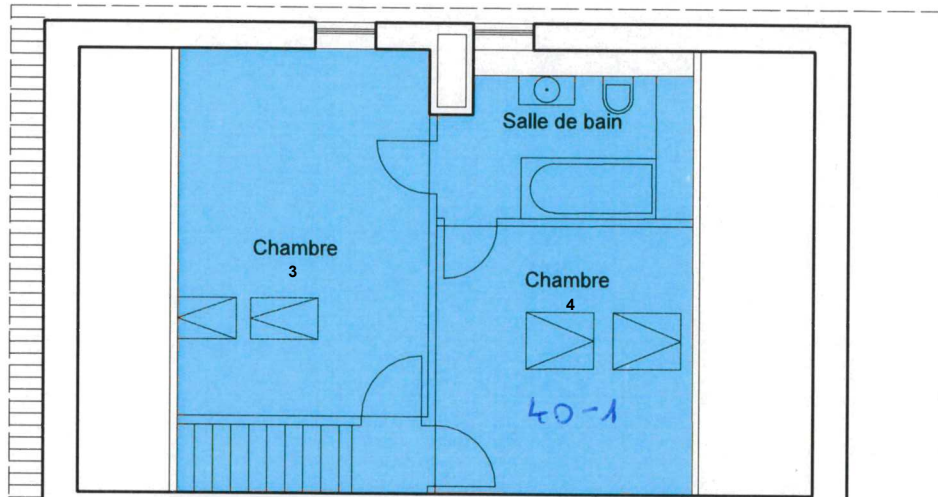
Dessiné le : 16.12.2020



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21/01488

Présenté par :



Document :
Plans PPE 2ème

Lot 1 246m2

Adresse : Dernier mur 11, 1031 Mex

Echelle : 1/100

Indice : A

Format : A3

Dessiné le : 16.12.2020



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Présenté par :

21 / 01488



Document :
Plans PPE Combles

Lot 1 246m2

Adresse : Dernier mur 11, 1031 Mex

Echelle : 1/100

Indice : A

Format : A3

Dessiné le : 16.12.2020



Commune **065 Mex**
Bâtiment
Référence

Habitation

Emplacement: Mex VD, Ch. Dernier Mur 11

Année construction:

Année dernière transformation: 2022

Description volumique

	<u>Surf. (m2)</u>	<u>Haut. (m)</u>	<u>Volume (m3)</u>	<u>Valeur (Fr)</u>
Sous-sol : cave	62	2.2	136	68'000.00
Partie Nord :				
Rez : logement	101	2.5	253	227'700.00
Etage : logement	101	2.5	253	227'700.00
Combles yc toiture : logement	101	3	303	272'700.00
Partie Sud :				
Rez : logement, chaufferie	58	2.9	168	151'200.00
Etage : logement	58	2.6	151	128'350.00
Combles yc toiture : logement yc mezzanine	58	3.5	203	172'550.00
Panneaux solaires en toiture :				
photovoltaïques 8 m2				5'000.00
thermiques 4 m2				5'000.00
Escalier extérieur				25'000.00
Total:			1'467	1'283'200.00

Description par activité

Couvertures:

Incendie et éléments naturels

	<u>Pourcentage</u>	<u>Valeur (Fr)</u>
Habitation	100.00	1'283'200.00
Total:	100.00	1'290'700.00

Annexes:

Incendie et éléments naturels

	<u>Valeur (Fr)</u>
Couvert, poulailler	7'500.00

Année/indice 2022 / 125
Date d'effet 15.10.20
Date d'édition 13.12.22

Commune **065 Mex**
Bâtiment
Référence

Couvert voiture

Emplacement: Mex VD, Ch. Dernier Mur 11

Année construction: 2021

Année dernière transformation:

Description volumique

	<u>Surf. (m2)</u>	<u>Haut. (m)</u>	<u>Volume (m3)</u>	<u>Valeur (Fr)</u>
Rez yc toiture : pergola	24	2.5	60	12'000.00
Rez yc toiture : couvert à voiture	16	2.9	46	18'400.00
Total:			106	30'400.00

Description par activité**Couvertures:**

Incendie et éléments naturels

	<u>Pourcentage</u>	<u>Valeur (Fr)</u>
Couvert à voiture et pergola	100.00	30'400.00
Total:	100.00	30'400.00

Année/indice 2022 / 125

Date d'effet 15.01.21

Date d'édition 13.12.22