

LAUSANNE



Charming renovated 2.5-room apartment with
lake view and historic cach

CHF 1'200'000.-



2.5



1



69 m²

n° ref. **042751**



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Switzerland

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SITUATION AND DESCRIPTION

Discover this superb 2.5-room apartment, completely renovated with quality materials, located in a quiet, sought-after area of downtown Lausanne.

Listed on the Canton de Vaud Architectural Census, this unique property combines historic cachet and contemporary comfort with its elegant high ceilings, refined moldings and original solid oak parquet flooring.

This apartment benefits from two balconies offering partial lake views, perfect for enjoying summer evenings. Double glazing and district heating ensure optimum comfort all year round. The complete renovation carried out in 2022 included paint, kitchen, bathroom and roof, with a solid renovation fund.

A cellar and laundry room are also included, as well as a 450 m² communal garden, a true haven of peace.

Located a stone's throw from the M2 metro station, this property offers immediate proximity to shops, restaurants, schools and sports centers, as well as rapid access to the CHUV and all essential amenities. Swimming pool, fitness and other leisure facilities are just a few minutes away.

Ideal for a couple or as an attractive investment, this property benefits from strong potential for added value and an attractive rental yield, being currently let.

It is possible to acquire an additional parking space or obtain a blue zone badge. Located on the 3rd floor, it benefits from exceptional brightness.

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SURFACES

Living area 69 m²

CHARACTERISTICS

Number of rooms 2.5

Number of bedrooms 1

Number of bathrooms 1

Location floor 3rd floor

DISTANCES

Public transports 143 m

Primary school 523 m

Stores 4460 m

Restaurants 196 m

INFORMATION

Year of construction

1919

Year of restoration

2022

PROXIMITY

- City centre
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Museum
- Theatre
- Water park
- Concert hall
- Religious monuments
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Open kitchen
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- West

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Lake
- Mountains

STYLE

- Classic
- Modern

FINANCIAL DATA**Price****CHF 1'200'000.-****Availability**

To be discussed

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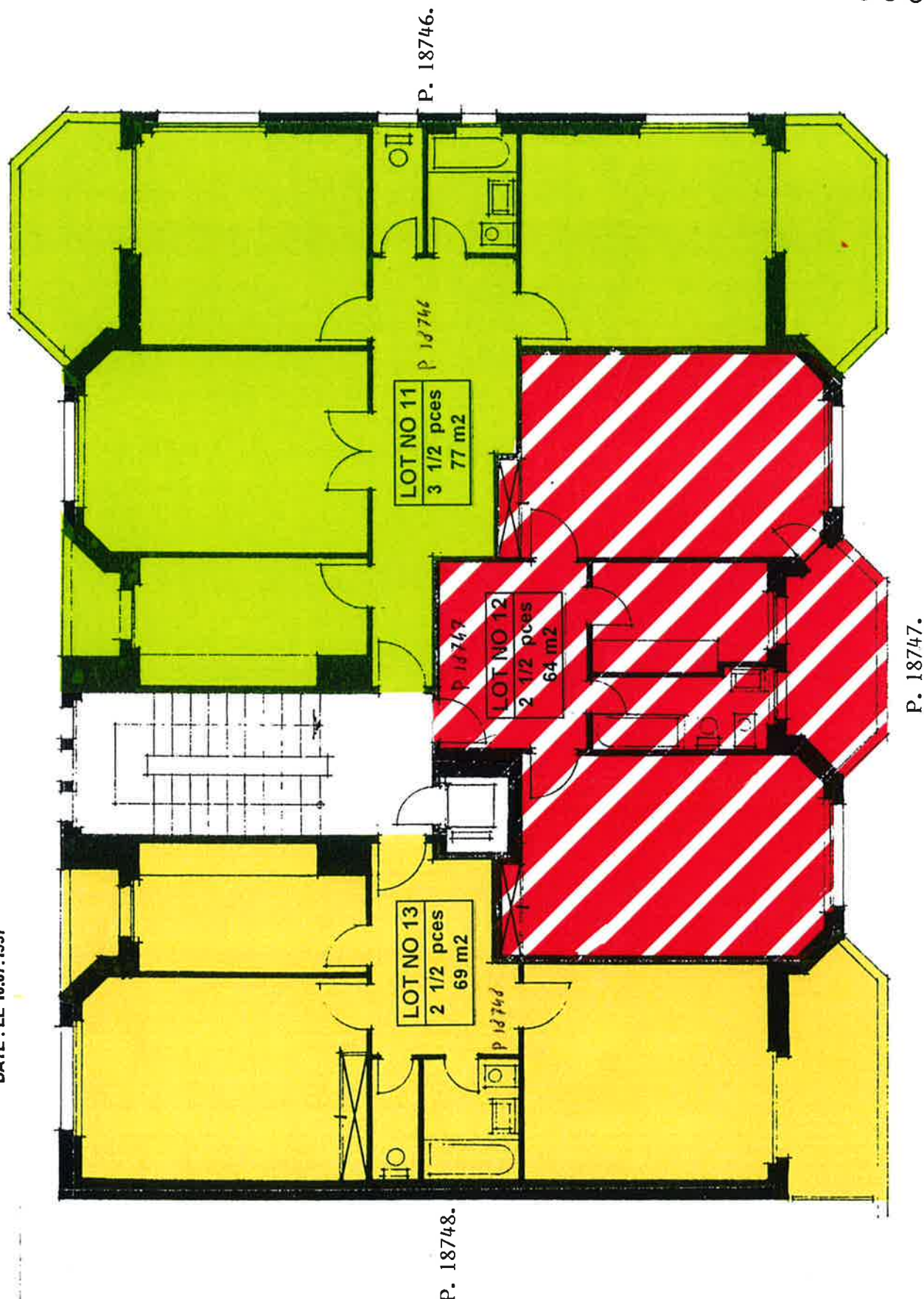
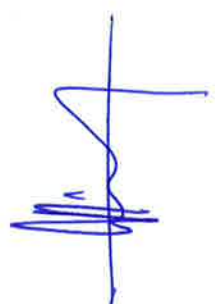


FFE - AV. MAITREY-COCHARD 11 LAURENNE

PLAN 3EME ETAGE ECHELLE : 1/100

PROMOTIONS BERNARD NICOD

DATE : LE 10.07.1997





Extrait du registre foncier Propriété par étages Lausanne / 18748

Cet extrait ne jouit pas de la foi publique!

Etat descriptif de l'immeuble

Commune politique	5586 Lausanne
Tenue du registre foncier	fédérale
Numéro d'immeuble	18748
Forme de registre foncier	fédérale
E-GRID	CH587165658982
Immeuble de base	B-F Lausanne 5586/3068
Quote-part	54/1'000
Droit exclusif	Rue Mathurin Cordier 11 Troisième étage : appartement de 2 1/2 pièces avec 2 balcons de 69 m2 env. et une cave lot 13 des plans

Observations RF		
Feuillet de dépendance		
Estimation fiscale	608'000.00	2018 (20.11.2020)

Propriété

Propriété individuelle
Jeanneret-Grosjean Romain 08.11.1982, 15.11.2018 007-2018/6436/1 Achat

Mentions (Uniquement mentions publiques selon l'Art. 26 al. 1 c de l'Ordonnance sur le registre foncier)

06.10.1997 007-538785 Règlement de PPE ID.007-2000/001418

Servitudes

Aucun(e)

Charges foncières

Selon le registre foncier

Annotations

(Droit de profiter des cases libres, voir droits de gage)

Selon le registre foncier

Exercices des droits

Mention, Règlement de Selon règlement d'administration et d'utilisation annexé.
PPE, ID.007-2000/001418

Droits de gage immobilier

Selon le registre foncier

Explications :

1. Rubriques "Mentions", "Servitudes", "Charges foncières", "Annotations", "Droits de gage immobiliers": la colonne de gauche contient la date et la pièce justificative de l'inscription sur l'immeuble (rang); la colonne de droite contient la date et la pièce justificative d'une inscription complémentaire.
2. Rubriques "Mentions", "Servitudes", "Charges foncières", "Annotations": C = charge; D = droit; CD = charge et droit.
3. ID = numéro d'identification, R = radiation d'un droit

Cet extrait a été imprimé avec les options suivantes :

Données historiques:	Non affiché
Numéro de radiation:	Non affiché
Structure détaillée de la propriété:	Affiché
ID des autres droits:	Affiché
ID des gages immobiliers:	Affiché
Tous les titres de droit:	Affiché
Extrait détaillé des autres droits:	Affiché
Extrait détaillé des gages immobiliers:	Affiché