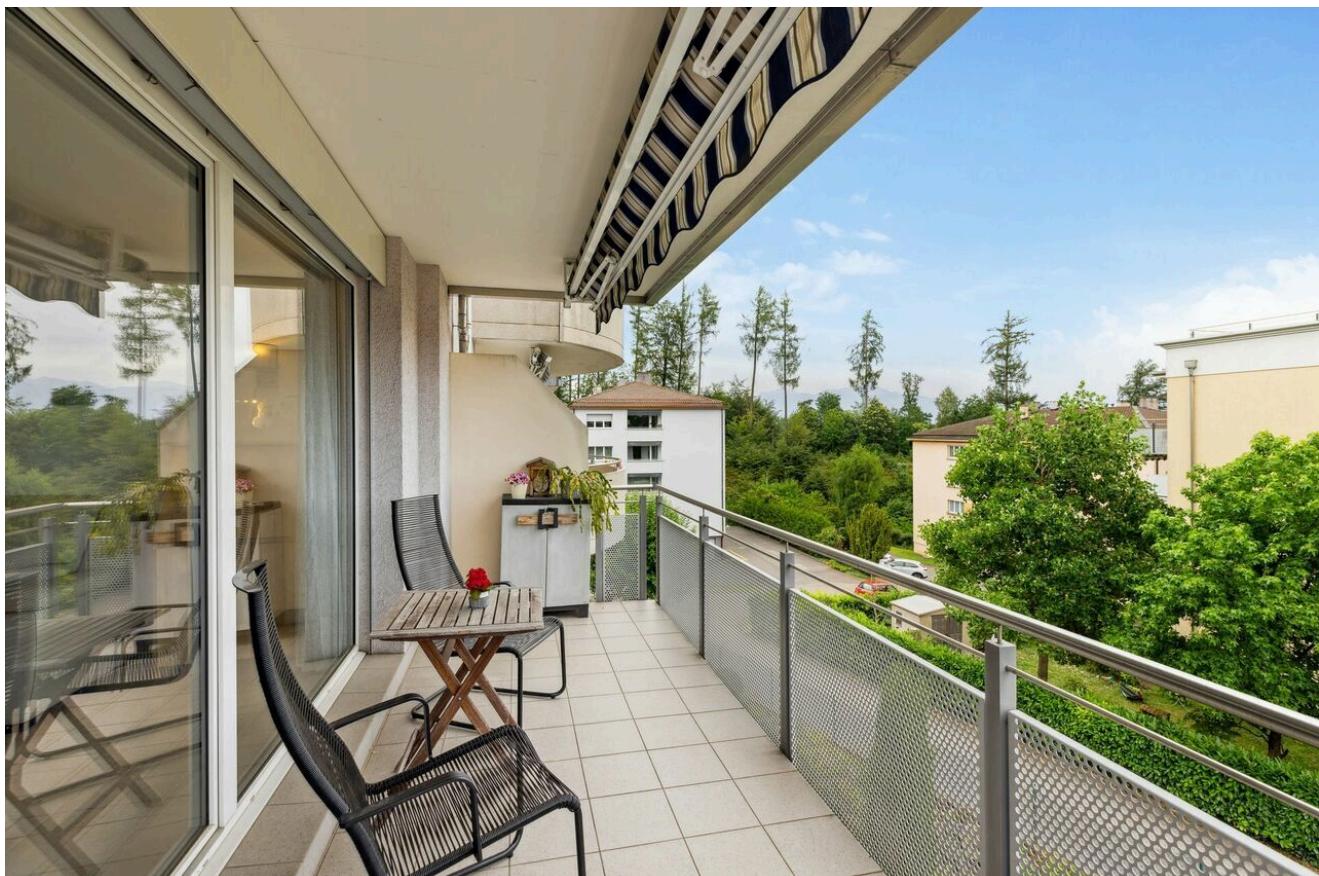


LAUSANNE



Bright 106 m² 4.5-room apartment with
balcony

CHF 1'095'000.-



4.5



3



106 m²

n° ref. **045339**



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SITUATION AND DESCRIPTION

Located on the 2nd floor of a recent building (2003), this handsome 4.5-room apartment offers generous floor space and a convenient urban setting, just a stone's throw from shops, schools and public transport. The city center is reached in the blink of an eye: 10 minutes by bus or 5 minutes by car.

The apartment seduces with its large living space, featuring a modern, fully-equipped kitchen that opens onto a welcoming living room. Ideal for sharing moments with friends or family.

From the living room, you access a spacious balcony, perfect for enjoying a coffee in the sun or simply breathing in some fresh air.

The master suite, with its private bathroom, brings a real plus to everyday life. The other rooms also offer great layout possibilities to suit your needs.

An indoor parking space is available at an additional cost (CHF 45'000).

A comfortable, bright and conveniently located apartment.

SURFACES

Living area 106 m²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	2nd basement

DISTANCES

Public transports	49 m
Primary school	305 m
Stores	385 m
Restaurants	39 m

INFORMATION

Year of construction

2003

PROXIMITY

- City centre
- Green
- Park
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Greenery

INSIDE CONVENIENCES

- Lift/elevator

- Underground car park
- Open kitchen
- Guests lavatory
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

FINANCIAL DATA

Price

CHF 1'095'000.-

Availability

To be discussed

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