

LAUSANNE



In the center of town - Magnificent apartment
with large terrace

CHF 2'600'000.-



3.5



2



129 m²

n° ref. **044811**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in one of Lausanne's most sought-after neighborhoods, this exceptional apartment boasts 129 m² of living space, and captivates with its elegance, luminosity and remarkable quality of finish. Completely renovated a few years ago using top-of-the-range materials, it offers a refined living environment that is both contemporary and timeless.

The apartment presents itself as a 3.5-room apartment with generous volumes, bathed in natural light thanks to a full southern exposure, guaranteeing optimal sunshine throughout the day.

The interior layout has been designed for comfort and privacy. It includes a spacious master bedroom, as well as a second bedroom with its own en-suite bathroom, ideal for entertaining or family use.

The living area is organized around a vast, fully-equipped open kitchen, the true heart of the

apartment, designed for conviviality and sharing moments. A large, elegant and functional master bathroom harmoniously completes the interior space.

The real asset of this property lies in its magnificent 140 m² terrace, a rare and exceptional outdoor space right in the center of town. A true extension of the apartment, it offers a privileged setting for enjoying fine weather, entertaining or simply relaxing in peace and quiet.

The location is particularly sought-after, in the immediate vicinity of Mon-Repos park, downtown shops, renowned schools and public transport. Located on Avenue de Rumine, this apartment enjoys a quiet, residential environment, while offering a high standard of living at the heart of Lausanne life.

SURFACES

Living area	129 m ²
Terrace surface	140 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	Ground floor

DISTANCES

Public transports	31 m
Primary school	162 m
Stores	238 m
Restaurants	198 m

INFORMATION

Year of construction	1939
Year of restoration	2015
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

PROXIMITY

- City centre
- Park
- Green
- 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

- Terrace/s
- Greenery

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Shower
- Bath
- Alarm

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price**

CHF 2'600'000.-

Availability

To be discussed

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STYLE

- Classic
- Modern







