

ECUBLEENS VD



A privileged location in the heart of Ecublens!

CHF 1'570'000.-

Price of parking place(s) in addition



4.5



3



~135 m²

n° ref. **032248**



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SITUATION AND DESCRIPTION

This handsome triplex in a particularly sought-after area enjoys an exceptional location, within easy reach of the metro, EPFL and UNIL universities, and Lake Geneva.

Built in 2002 in a 13-lot PPE, the 140 m² apartment was renovated in 2023. It features remarkable luminosity and harmonious volumes. It is distributed over three levels, offering an ideal separation between living and sleeping areas. The lower first floor features three bedrooms and two bathrooms. Large bay windows flood the spaces with light, allowing you to take full advantage of the surrounding landscape.

Gracefully located, this property offers a living environment perfectly suited to a family or young adults, allowing you to walk to the various university establishments.

In addition, an indoor parking space as well as an outdoor parking space complete this magnificent apartment.

SURFACES

Living area	~ 135 m ²
Weighted Surface	~ 140 m ²
Balcony Surface	~ 10 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Location floor	3rd floor

DISTANCES

Public transports	157 m
Primary school	456 m
Stores	233 m
Restaurants	182 m

DISTRIBUTION

Lower ground floor

- Three bedrooms
- Two bathrooms
- Many storage closets

Upper ground floor

- An entrance hall with storage
- A spacious, bright living room with dining area
- A balcony with lake escape
- A kitchen

1st floor

- A mezzanine overlooking the living space

INFORMATION

Year of construction	2002
Year of restoration	2023
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

- Visitor parking space(s)
- Eat-in-kitchen
- Fireplace
- Double glazing
- Bright/sunny

PROXIMITY

- Village
- Green
- Mountains
- Lake
- Residential area
- Restaurant(s)
- Bus stop
- Subway
- Highway entrance/exit
- Secondary school
- Secondary II school
- College / University

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Greenery
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Garage

EQUIPMENT

- Fitted kitchen
- Private laundry
- Laundry

FLOOR

- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Lake
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price	CHF 1'570'000.-
Price park. int. ①	CHF 50'000.-
Price park.ext ①	CHF 30'000.-
Total price	CHF 1'650'000.-
Availability	01.09.2026

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