

# ST-SULPICE VD



Rare address in the center of Saint-Sulpice!

**CHF 1'340'000.-**

Price of parking place(s) in addition



4.5



3



135 m<sup>2</sup>

n° ref. **037604**



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## SITUATION AND DESCRIPTION

Discover this apartment in the heart of the picturesque village of St-Sulpice, nestled in a peaceful residential area, close to all amenities and only a few steps from the sparkling shores of the lake. This spacious 4.5-room property with 135m<sup>2</sup> of living space, located on the third and top floor, offers a very spacious living environment.

Inside, you'll find three bright bedrooms, a bathroom and a guest toilet, offering comfort and practicality for the whole family. You'll find an enclosed kitchen, while the spacious living/dining room, complete with fireplace, provides a convivial space for relaxing or entertaining guests. From here, you access a generous balcony offering magnificent views of the lake and mountains.

This apartment offers remarkable potential for creating a bespoke living space, tailored to your personal needs and tastes.

A cellar and two outdoor parking spaces (CHF 30'000.- extra each) complete this property.

Benefiting from a privileged location, this apartment represents a rare opportunity to acquire a property with exceptional potential, in one of St-Sulpice's most sought-after neighborhoods. Don't miss this opportunity!

**SURFACES**

Living area	135 m <sup>2</sup>
Weighted Surface	148 m <sup>2</sup>
Surface of parcel	946 m <sup>2</sup>
Balcony Surface	26 m <sup>2</sup>
Garden surface	245 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of levels	1
Number of balcony	3
Location floor	Under the roof
Costs	CHF 4'830.-/year

**DISTANCES**

Public transports	50 m
Freeway	2600 m
Primary school	600 m
College / University	549 m
Stores	1500 m
Post office	80 m
Restaurants	100 m

**INFORMATION**

Number of floors above ground	4
Year of construction	1968
Number of flats	3
Basements	1
Heating installation	Radiator
Heating system	Fuel oil

**PROXIMITY**

- City centre
- Village
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Primary school
- Secondary school
- College / University

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garden in co-ownership
- Parking

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Without elevator
- Eat-in-kitchen
- Fireplace
- Double glazing

- Bright/sunny

**FLOOR**

- Tiles
- Carpet

**CONDITION**

- To be renovated

**ORIENTATION**

- South
- East
- West

**EXPOSURE**

- Optimal

**VIEW**

- Nice view
- Clear
- Lake
- Mountains

**STYLE**

- Classic

**FINANCIAL DATA**

<b>Price</b>	CHF 1'340'000.-
<b>Price park.ext @</b>	CHF 60'000.-
<b>Total price</b>	<b>CHF 1'400'000.-</b>
<b>Availability</b>	immediately

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