

MORGES



For sale. Beautiful apartment in Morges with view of the lake and the

CHF 1'700'000.-

Price of parking place(s) in addition



5.5



4



144 m²

n° ref. **039711**



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Switzerland

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SITUATION AND DESCRIPTION

Discover this charming condominium apartment in Morges, offering exceptional quality of life in the heart of the city.

Located on the 10th floor, enjoy breathtaking views of the lake and majestic surrounding mountains.

This spacious 135 m² weighted apartment offers 5.5 rooms, including 4 comfortable bedrooms, perfect for a family or to welcome your friends. 4 balconies spread over 28 sq.m. complete this setting, ideal for relaxing and enjoying the outdoors.

Built in 1970, this well-maintained apartment offers all the comforts you need while being in close proximity to the best urban amenities.

Wander through the boutiques, enjoy a good meal in the surrounding restaurants or make your daily life

easier with the bank, post office and public transport just a stone's throw away.

Morges is a town that charmingly combines the energy of a dynamic city center with the tranquility of a natural setting.

Offer yourself this perfect blend by becoming the owner of this magnificent apartment.

Don't miss this unique opportunity to live in a privileged environment, within a welcoming and vibrant community.

Contact us now to schedule a tour and make this place your new home.

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SURFACES

Living area	144 m ²
Weighted Surface	154 m ²
Balcony Surface	28 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Location floor	10th floor
Costs	CHF 1'200.-/month
Communal tax	0.67 %

DISTANCES

Station	883 m
Public transports	208 m
Freeway	599 m
Nursery school	128 m
Primary school	500 m
College / University	5013 m
Stores	642 m
Airport	13342 m
Post office	212 m
Bank	782 m
Hospital	437 m
Restaurants	281 m
Park / Green space	709 m

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LOCATION

Located in the charming town of Morges, this condominium offers a peaceful living environment with moderate population density. Peace and quiet prevail, with low noise levels. Vast green spaces nearby add a touch of nature to your everyday life, perfect for relaxing strolls.

Just a stone's throw away, you'll find all the amenities you need. A supermarket is easily accessible in less than five minutes on foot, guaranteeing stress-free shopping. Food lovers will also appreciate the proximity of three restaurants, including Pizzeria de la Grosse Pierre, offering delicious Italian and Swiss specialties.

The neighborhood is well served by public transport, with a bus stop just a few minutes' walk away. Lausanne, with its lively train station, is 10 km away, making travel to other cities easy. This location

perfectly combines residential tranquility and urban accessibility.

MUNICIPALITY

Morges is a Swiss commune of canton Vaud, located on the shores of Léman.

The town is the chef lieu of the district of Morges, which happens to be the western boundary of the Lausanne conurbation, also known as the Lausanne-Morges conurbation.

In 2022, the town had 17 529 inhabitants, making it the eighth-largest commune in the canton of Vaud, by number of inhabitants.

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Morges stands out mainly for its culture, which is highly developed, thanks in particular to the organization of the tulip festival and numerous other events, and for its history, which began almost 5 000 years ago, on the shores of the lake.

INFORMATION

Year of construction	1970
Year of restoration	2011
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Park
- Mountains
- Lake
- Fog-free
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre

- Indoor swimming pool
- Hiking trails
- Bike trail
- Museum
- Water park
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Garage
- Visitor parking space(s)
- Swimming pool
- Common pool

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Visitor parking space(s)
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Cellar
- Swimming pool
- Common pool
- Recreationroom
- Unfurnished

FINANCIAL DATA

Price	CHF 1'700'000.-
Price park. int. ①	CHF 40'000.-
Total price	CHF 1'740'000.-
Availability	To be discussed

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- Built-in closet
- Water softener
- Heating Access
- Double glazing
- Bright/sunny
- With front and rear view
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Laundry
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Internet connection
- Optic fiber
- Interphone
- Videophone
- Security guard
- Caretaker
- Electric garage door

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be refurbished
- In it's current state

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Panoramic
- Lake
- Mountains
- Alps
- Jura

STYLE

- Classic

MISCELLANEOUS

- With full-time caretaker job
- Not registered as Contaminated land









