

## LA RIPPE



Charming apartment with mezzanine,  
spacious rooms

**CHF 820'000.-**

Price of parking place(s) in addition



2.5



1



112 m<sup>2</sup>

n° ref. **041898**



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## SITUATION AND DESCRIPTION

Located on the top floor of a small condominium, this 112m<sup>2</sup>, 2.5-room apartment offers a warm, functional living environment. Its duplex layout with mezzanine adds volume to this perfectly maintained property.

From the entrance, you'll discover a beautiful living space, comprising a lounge/dining area with fireplace and access to the balcony. The closed, fully-equipped kitchen, completely renovated in 2004, also benefits from access to the balcony. A corridor with wall cupboards provides additional storage space, while a large bedroom and bathroom with WC complete this level.

Upstairs, a spacious mezzanine of around 20m<sup>2</sup> offers a versatile space, perfect for an office, a relaxation area or a second bedroom.

This property is complemented by a 9m<sup>2</sup> cellar and an underground parking space, equipped with a charging station for electric vehicles.

Located in a quiet environment, this apartment represents an ideal opportunity for those looking for a property, combining comfort and practicality.

**SURFACES**

Living area	112 m <sup>2</sup>
Balcony Surface	4.5 m <sup>2</sup>
Cellar surface	9 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Location floor	2nd floor

**ANNEXES**

- A cellar of approx. 9m<sup>2</sup>
- An underground parking space with charging station for electric vehicles.

**DISTANCES**

Public transports	138 m
Primary school	63 m
Stores	6 m
Restaurants	129 m

**DISTRIBUTION**

- A living room, dining room with fireplace and access to the balcony.
- A closed and equipped kitchen, with access to the balcony.
- A corridor with wall cupboards and access to the boiler.
- A bathroom with WC.
- A large bedroom.
- A large mezzanine space of about 20m<sup>2</sup>





## LOCATION

The commune of La Rippe, located in the canton of Vaud, offers a tranquil, rural setting. It benefits from close proximity to the towns of Nyon and Rolle, both easily accessible by car. La Rippe is surrounded by natural landscapes, with green spaces and hiking trails, ideal for nature lovers. The commune boasts essential services such as an elementary school and a number of local shops. It's a practical choice for those seeking the tranquility of a village while remaining close to major cities and their infrastructure.

**INFORMATION**

Number of floors above ground	2
Year of construction	1984
Number of flats	4
Basements	2
Year of restoration	2004
Heating installation	Radiator
Domestic water heating system	Electricity
Heating system	Electricity

**NEIGHBOURHOOD**

- Village
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Primary school

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Public parking
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Without elevator
- Underground car park
- Eat-in-kitchen
- Cellar
- Partially furnished
- Built-in closet

- Fireplace
- Double glazing
- Bright/sunny
- Mezzanine
- Exposed beams

**EQUIPMENT**

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Built-in coffee machine
- Washing machine
- Laundry
- Bath
- Electric car terminal
- Interphone
- Electric garage door

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**VIEW**

- Clear

**FINANCIAL DATA**

<b>Price</b>	CHF 820'000.-
<b>Price park. int. ①</b>	CHF 30'000.-
<b>Total price</b>	<b>CHF 850'000.-</b>
<b>Availability</b>	immediately

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