

# LE MONT-SUR-LAUSANNE



Superb family apartment, verandas and large garden

**CHF 1'255'000.-**

Price of parking place(s) in addition



4.5



3



103 m<sup>2</sup>

n° ref. **041676**



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## SITUATION AND DESCRIPTION

Located in the commune of Mont-sur-Lausanne in a 2012 building, this apartment boasts all the advantages of modern construction.

You'll be able to enjoy pleasant family moments thanks to its 2 verandas, terrace and garden of around 200m<sup>2</sup>. Your daily life will be pleasantly facilitated thanks to its proximity to the freeway, all amenities, schools and public transport.

PPP charges: CHF 598/month

Minergie building with pellet power plant

Switzerland

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## SURFACES

Living area	103 m <sup>2</sup>
Garden surface	160 m <sup>2</sup>
Terrace surface	40 m <sup>2</sup>
Useful surface	124 m <sup>2</sup>
Total surface	124 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	Garden floor
Service costs	CHF 598.-/month
Costs	CHF 598.-/month

## DISTANCES

Public transports	217 m
Primary school	825 m
Stores	712 m

**INFORMATION**

Year of construction	2015
Basements	1
Heating installation	Floor
Domestic water heating system	Pellets
Heating system	Pellets, Solar

**PROXIMITY**

- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Covered parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Open kitchen
- Wintergarden
- Built-in closet
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Steamer
- Washing machine
- Dryer
- Shower
- Bath
- Electric car terminal

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**STYLE**

- Modern

**STANDARD**

- Minergie®

**FINANCIAL DATA**

<b>Price</b>	CHF 1'255'000.-
<b>Price park. int. ①</b>	CHF 45'000.-
<b>Total price</b>	<b>CHF 1'300'000.-</b>
<b>Availability</b>	To be discussed

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