

EPALINGES



Spacious and bright 5.5 rooms - Close to the
Golf de Lausanne

CHF 1'495'000.-

Price of parking place(s) in addition



5.5



4



164 m²

n° ref. **043052**



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SITUATION AND DESCRIPTION

Located in a peaceful and highly sought-after residential area, just a stone's throw from the Golf de Lausanne, this 164 m² apartment captivates with its **generous volumes**, its **exceptional brightness** and, above all, its **undeniable charm**.

A spacious interior full of character

The apartment features **four large bedrooms**, bright and comfortable, as well as **three bathrooms**, functional and well appointed.

The **live-in kitchen**, vast and inviting, is ideal for sharing moments with family or friends.

The **living room**, bathed in light, benefits from a warm atmosphere reinforced by a **chimney full of character**, adding cachet and conviviality.

A lush, intimate exterior

Large openings give access to a **beautiful sunny**

terrace and a **private garden**, perfectly integrated into a green and quiet environment. These outdoor spaces, rare for an apartment, allow you to take full advantage of nature, while remaining in the immediate vicinity of the city.

Additional amenities and privileged location

The building is perfectly maintained and benefits from a prized residential environment. All amenities, transport, schools and downtown Lausanne are accessible within minutes.

Thanks to its **excellent exposure**, the apartment enjoys **continuous natural light** throughout the day. Two **indoor parking spaces** are available in addition, at a price of **CHF 45,000.- each**, offering additional comfort on a daily basis.

SURFACES

Living area 164 m²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Location floor	Ground floor

DISTANCES

Public transports	445 m
Primary school	1081 m
Stores	1073 m
Restaurants	601 m

INFORMATION

Year of construction 1984
Heating installation Radiator

PROXIMITY

- Village
- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Bus stop
- Subway
- Highway entrance/exit
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Mountains

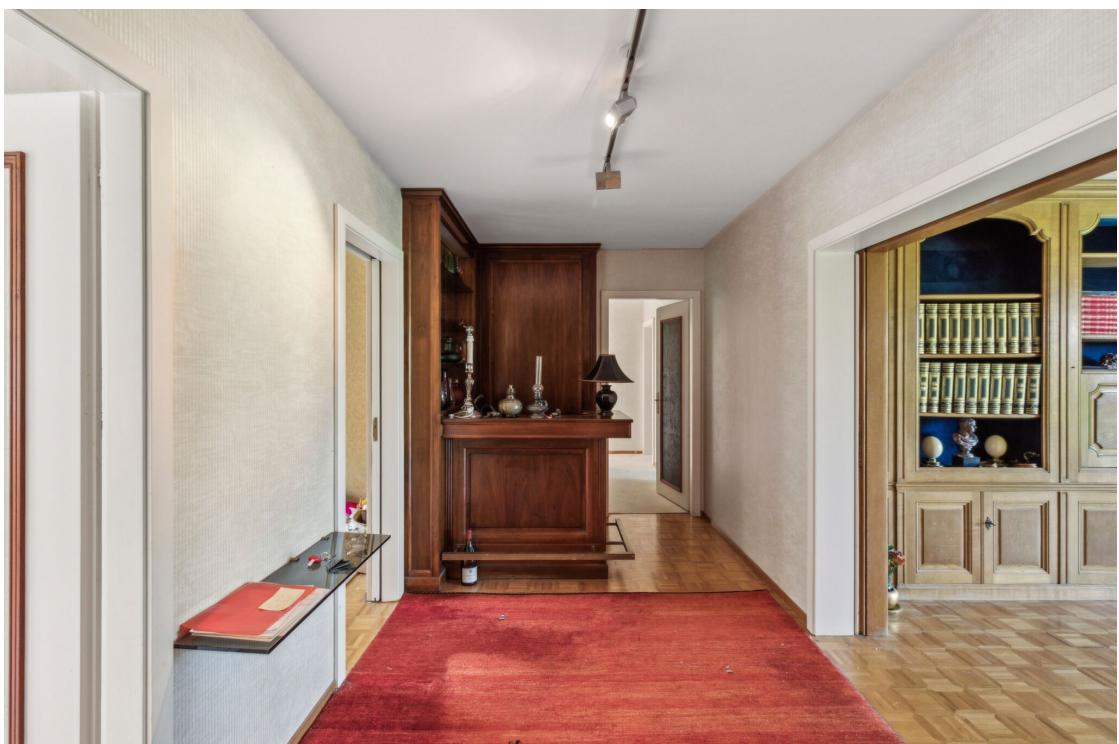
STYLE

- Classic

FINANCIAL DATA

Price	CHF 1'495'000.-
Price park. int. ②	CHF 90'000.-
Total price	CHF 1'585'000.-
Availability	To be discussed

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