

# LONAY



Charming apartment in the heart of the  
village of Lonay

Price of parking place(s) in addition



5.5



3



140 m<sup>2</sup>

n° ref. **044066**



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## SITUATION AND DESCRIPTION

This beautiful 140m<sup>2</sup> apartment, ideally located in the center of Lonay, offers a living environment combining comfort, authenticity and tranquility.

From the moment you enter, you are seduced by the charm of the exposed beams, the generous volumes and the beautiful luminosity offered by its south-west orientation, overlooking the gardens.

The main living space features a large, bright living room with open kitchen, three bedrooms of approx. 14 m<sup>2</sup> each, two bathrooms with WC (one with bathtub), as well as a sunny terrace of approx. 8 m<sup>2</sup>.

On the first floor, a vast mezzanine of more than 36 m<sup>2</sup> offers a modular space that can be used as an additional bedroom, study, games room or TV lounge.

Externally, a pleasant private garden of 75 m<sup>2</sup> is a real asset for enjoying fine weather in complete serenity. A 13 m<sup>2</sup> cellar and an indoor parking space for a car or motorcycle complete the amenities.

The apartment, like the building, is in very good general condition. The property benefits from a quiet, sunny and highly sought-after location.

**SURFACES**

Living area	140 m <sup>2</sup>
Balcony Surface	8 m <sup>2</sup>
Garden surface	75 m <sup>2</sup>
Cellar surface	13 m <sup>2</sup>
Useful surface	188 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	Under the roof
Service costs	CHF 500.-/month
Costs	CHF 205.-/month
Communal tax	55 %

**ANNEXES**

- An enclosed garage for one car
- A shared bike room
- A 13 m<sup>2</sup> cellar
- A shared laundry room

**DISTANCES**

Public transports	104 m
Primary school	400 m
College / University	3407 m
Stores	327 m
Restaurants	45 m

**DISTRIBUTION****Ground floor**

- Entrance hall
- Staircase to apartment

**1st floor**

- Large living room with fireplace
- Kitchen open to dining room
- Three bedrooms, each approx. 14 m<sup>2</sup>

- A bathroom with shower and WC
- A bathroom with bath and WC
- An 8 m<sup>2</sup> balcony with views of Mont Blanc

**Under the roof**

- Beautiful 36 m<sup>2</sup> mezzanine that can be converted into living space



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## MUNICIPALITY

Lonay, a peaceful village between town, country and lake.

Ideally located on the Vaud coast, between Morges and Lausanne, Lonay offers a privileged living environment, combining tranquility, proximity to urban centers and village charm.

This residential village captivates with its peaceful atmosphere, verdant landscapes and partial views of Lake Geneva and the Alps. Well served by public transport (bus, train to Morges) and motorways, Lonay offers quick access to Lausanne, Geneva or Morges, while benefiting from a calm, unspoilt environment.

The village has all the essential amenities: schools, local shops, restaurants, sports and cultural facilities. Popular with families, Lonay also has a dynamic community fabric and numerous opportunities for walking or cycling in the surrounding countryside.

Bringing together quality of life, accessibility and authentic charm, Lonay is a sought-after address on the Lake Geneva region.

## CONSTRUCTION

Constructed in the 2000s, this building in the heart of the village of Lonay has benefited from excellent construction quality and rigorous maintenance since its inception.

The building comprises just three plots in propriété par étage (PPE), forming a small family condominium where each owner takes great care to maintain the common areas, both technically and structurally.

The roof has recently been inspected, and no major work is planned in the short or medium term. The building as a whole is in very good general condition, testifying to careful management and regular

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maintenance.

## **OUTSIDE CONVENIENCES**

- Magnificent exclusive 75 m<sup>2</sup> garden

**INFORMATION**

Number of floors above ground	2
Year of construction	2000
Number of flats	3
Basements	1
Year of restoration	2012
Heating installation	Radiator, Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**NEIGHBOURHOOD**

- Village
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Tennis centre
- Soccer pitch
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies

- Garden
- Exclusive use of garden
- Quiet
- Covered parking space(s)
- Parking
- Barbecue

**INSIDE CONVENIENCES**

- Without elevator
- Open kitchen
- Cellar
- Bicycle storage
- Partially furnished
- Built-in closet
- Fireplace
- Double glazing
- Triple glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

**EQUIPMENT**

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry

**FINANCIAL DATA****Price****Price park. int. ①**

CHF 30'000.-

**Total price****CHF 1'420'000.-****Availability**

To be discussed

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- Laundry

## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- Very good

## **ORIENTATION**

- South
- West

## **EXPOSURE**

- Good
- All day

## **VIEW**

- Nice view
- With an open outlook
- Lake
- Garden
- Park

## **STYLE**

- Classic





















