

LAUSANNE



Exceptional apartment in Ouchy!

CHF 5'400'000.-



4



2



160 m²

n° ref. **044369**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located on the seventh floor of a luxury residence in the highly sought-after Mouettes district of Ouchy, this sumptuous 175 m² apartment offers a rare quality of life by the lake, where everything is within walking distance. Shops, restaurants and transport are all within walking distance.

The living area comprises a spacious living and dining room with access to a large balcony with breathtaking views. The night area comprises two bedrooms, including a refined master suite, and two bathrooms.

The noble materials, meticulous finishes and harmonious layout give this property a unique identity.

In addition, two large spaces for two vehicles in a private garage and a cellar complete this magnificent apartment.

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SURFACES

Living area	160 m ²
Weighted Surface	175 m ²
Balcony Surface	30 m ²

CHARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	2
Location floor	7th floor

DISTANCES

Public transports	231 m
Primary school	380 m
Stores	198 m

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INFORMATION

Year of construction	1962
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

PROXIMITY

- City centre
- Green
- Mountains
- Lake
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Subway

OUTSIDE CONVENIENCES

- Balcony/ies
- Swimming pool

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Fireplace
- Double glazing
- Bright/sunny

FLOOR

- Marble
- Stone

EXPOSURE

- Optimal
- All day

VIEW

- Lake
- Garden
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 5'400'000.-

Availability

To be discussed

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