

LAUSANNE



Exceptional apartment in Ouchy!

CHF 5'400'000.-



4



2



160 m²

n° ref. **044369**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Léa Ventura

+41 79 758 88 77 - Fax +41 21 781 01 00

lea.ventura@swsir.ch

www.switzerland-sothebysrealty.ch

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.

SURFACES

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

CARACTERISTICS

| | |
|---------------------|-----------|
| 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 |

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

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.