

# MORGES



Spacious 4p apartment in the heart of Morges  
- Exclusive

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**CHF 1'480'000.-**



4



2



~119 m<sup>2</sup>

n° ref. **045004**



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## SITUATION AND DESCRIPTION

Located in the heart of Morges, this superb 4-room apartment of approximately **126 sq.m. weighted** seduces with its **generous volumes** and **luminosity**. The living spaces, harmoniously arranged, offer a comfortable yet refined living environment. The **PPE recently installed a heat pump**, bringing modern, sustainable energy comfort. The building is not equipped with an elevator.

At **two steps from the train station**, shops, schools and all amenities, this property enjoys an **exceptional location**, combining **quality urban living** and **optimal accessibility**. A **rare opportunity** in the center of Morges.

## SURFACES

Living area	~ 119 m <sup>2</sup>
Weighted Surface	~ 126 m <sup>2</sup>
Balcony Surface	~ 14.3 m <sup>2</sup>
Useful surface	~ 133 m <sup>2</sup>
Total surface	~ 133 m <sup>2</sup>
Ceiling height	~ 2.48 m

## CARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Location floor	3rd floor
Costs	CHF 305.-/month

## ANNEXES

It is **possible to take over a lease** for the rental of a **park space in a box**, located in the **inner courtyard of the building**.

A **cave of approx. 5 m<sup>2</sup>** advantageously completes this property.

## DISTANCES

Public transports	237 m
Primary school	186 m
Stores	84 m
Restaurants	30 m

## DISTRIBUTION

### Apartment distribution:

- Spacious living room with **chimney**, offering a warm atmosphere
- **Fully equipped closed kitchen**, functional and refined
- **Bathroom with guest WC**, ideally located
- **Parent bedroom with adjoining bathroom**
- **Parent bedroom with adjoining bathroom**
- **Large study** that can also double as a **guest bedroom**



## MUNICIPALITY

Located on the shores of Lake Geneva, **Morges** seduces with its **authentic charm**, lively town center and **desirable quality of life**. The commune benefits from excellent rail and road links, while offering a peaceful living environment between lake and mountains.

## INFORMATION

Number of floors above ground	4
Year of construction	1870
Number of flats	5
Year of restoration	1970
Heating installation	Radiator
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

## NEIGHBOURHOOD

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Secondary school
- Sports centre
- Hiking trails
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies

## INSIDE CONVENIENCES

- Without elevator
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Washing machine
- Shower
- Interphone

## FLOOR

- Parquet floor

## ORIENTATION

- West

## EXPOSURE

- Optimal
- Morning
- In the evening

## VIEW

- Clear

## FINANCIAL DATA

### Price

**CHF 1'480'000.-**

### Availability

To be discussed

### Judicial form

En PPE

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