

LAUSANNE



A prestigious address in the center of
Lausanne!

CHF 1'650'000.-



3.5



2



~96 m²

n° ref.

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Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

An exceptional location in the heart of Lausanne.

Discover a prestigious address in downtown Lausanne, nestled in one of the most coveted neighborhoods. Just a few steps from the famous Place St-François and Rue de Bourg, this rare location guarantees a privileged urban living environment, combining elegance and dynamism.

A character apartment with a beautiful view!

This 3.5-room apartment offers a generous living area of 96 m² and seduces with its unique cachet. Its privileged location gives it a spectacular view of old Lausanne and its majestic cathedral.

Located on the 2 floor of a characterful building dating from the XIX century, completely renovated in 2006, this property harmoniously combines old-world charm and comfort. The residence, composed of just 7 apartments, is equipped with an elevator, guaranteeing optimal comfort for its residents.

A rare property on the Lausanne market offering an incomparable living environment in the heart of Lausanne; this is an opportunity not to be missed.

A visit is essential to discover its full potential!

SURFACES

Living area	~ 96 m ²
Weighted Surface	~ 103 m ²
Balcony Surface	~ 13 m ²
Useful surface	~ 109 m ²
Ceiling height	~ 3.87 m

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Location floor	2nd floor

DISTRIBUTION

- Spacious and welcoming entrance hall
- Large living room, opening onto a superb loggia, perfect for enjoying the outdoors in privacy
- Master bedroom with en-suite bathroom
- 2nd bedroom ideal for an office or guest room
- Shower room
- Enclosed kitchen with direct access to the balcony, offering a functional and convivial space

INFORMATION

Year of restoration

2006

PROXIMITY

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Subway
- Child-friendly
- Theatre
- Concert hall
- Religious monuments

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet

INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Cellar
- Built-in closet
- Double glazing
- With front and rear view
- With character

EQUIPMENT

- Fitted kitchen

- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Interphone
- Oversee camera

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- North
- South

EXPOSURE

- Favourable

VIEW

- Nice view
- Clear

FINANCIAL DATA**Price****CHF 1'650'000.-****Availability**

To be discussed

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