

LAUSANNE



Superb family apartment in the heart of a
sought-after neighborhood

CHF 1'790'000.-

Price of parking place(s) in addition



5.5



4



~136.2 m²

n° ref. **044798**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

In a quiet, green and residential environment, discover this magnificent 5.5-room apartment, located in a modern residence offering the latest technology.

Located in the highly sought-after La Violette district, in the immediate vicinity of schools, shops and just seven minutes from the center of Lausanne, this superb apartment captivates with its bright atmosphere, harmonious layout and comfortable living ideal for a family.

Developed on a single level, the property originally had four bedrooms. One of them has been opened onto the living room, offering a generous and convivial living space, enhanced by a cosy corner that invites you to relax.

The three remaining bedrooms include an elegant master suite with dressing room and private shower room, combining functionality and refinement, and two other bedrooms.

The living room opens onto a pleasant balcony, allowing you to enjoy a quiet, leafy outdoor space.

This rare property has an indoor parking space with electric terminal as well as a private bicycle parking space, a valuable asset in an environment that is both peaceful and central.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	~ 136.2 m ²
Balcony Surface	~ 16.1 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of balcony	2
Location floor	1st floor

ANNEXES

Internal parking space and exclusive bicycle parking space not included

DISTRIBUTION

Entrance hall
Large en suite bedroom with dressing room and shower room
2 bedrooms with possibility of making a 4th bedroom
Large living room
Dining room with open kitchen access to balcony on south and east side

INFORMATION

Year of construction	2014
Heating installation	Floor
Domestic water heating system	Distance heating
Heating system	Distance heating

PROXIMITY

- Green
- Lake
- Residential area
- Shops/Stores
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Dressing

- Cellar
- Bicycle storage
- Triple glazing

EQUIPMENT

- Kitchen island
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath
- Optic fiber
- Electric blind
- Electric car terminal
- Interphone
- Videophone
- Caretaker
- Electric garage door

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

FINANCIAL DATA

Price	CHF 1'790'000.-
Price park. int. ①	CHF 50'000.-
Total price	CHF 1'840'000.-
Availability	To be discussed

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ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view

STYLE

- Modern

STANDARD

- Minergie®









