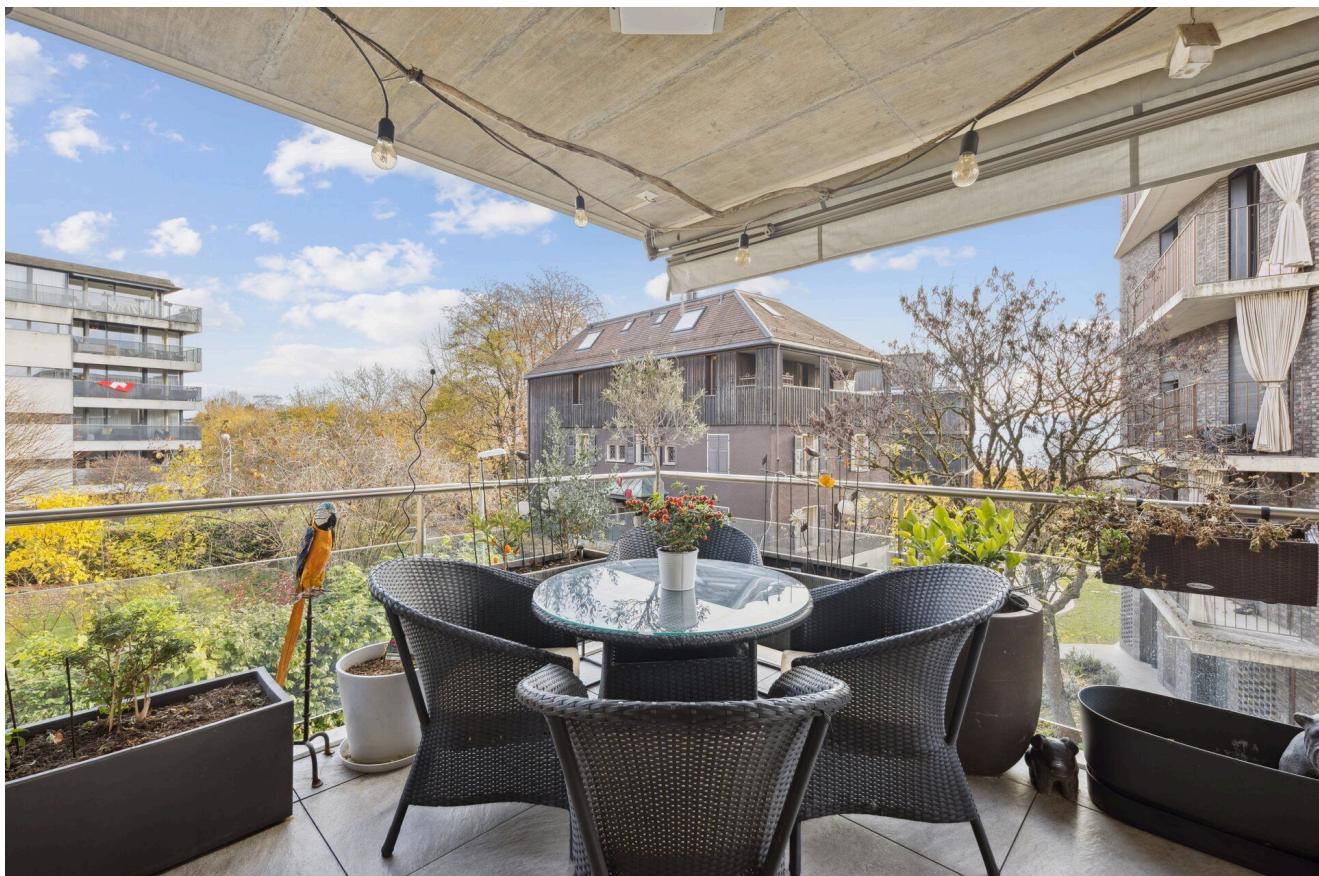


# LAUSANNE



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

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**CHF 1'790'000.-**

Price of parking place(s) in addition



5.5



4



~136.2 m<sup>2</sup>

n° ref. **044798**



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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.

## **SURFACES**

Living area	~ 136.2 m <sup>2</sup>
Balcony Surface	~ 16.1 m <sup>2</sup>

## **CARACTERISTICS**

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

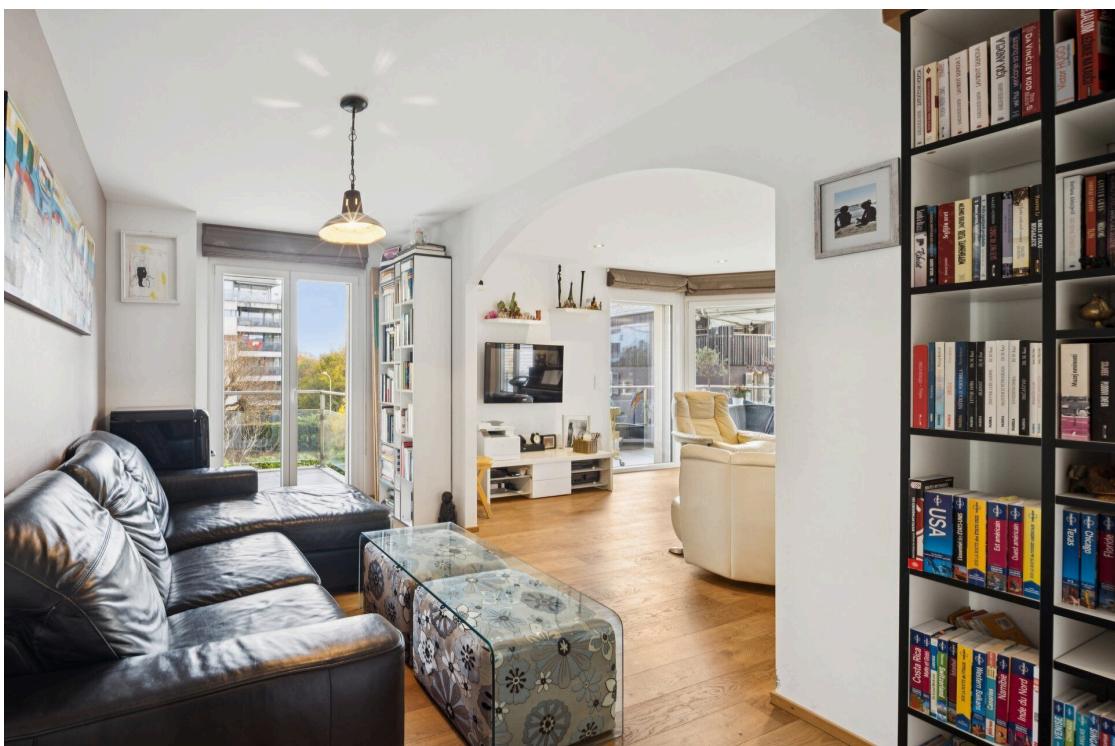
## STYLE

- Modern

## STANDARD

- Minergie®









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