

ST-SULPICE VD



Superb modern penthouse on two levels with
lake view

Price upon request

Price of parking place(s) in addition



4.5



3

n° ref. **21860**
(032231)



SITUATION AND DESCRIPTION

In the heart of a quiet and safe neighbourhood, this beautiful penthouse enjoys a rare and unique location with a view of the lake. Close to all amenities, it will delight a large number of families.

Combining comfort and modernity, this Minergie-certified PPE is perfectly integrated into the landscape. The duplex flat has been tastefully designed and is served by a private lift on both levels.

It offers a total surface area of approximately 180 m² with a complementary panoramic terrace of 69 m². Its harmonious layout consists of a hall, a large living room with a dining room, a fully equipped open kitchen, three bedrooms, one of which is en suite with its own bathroom, and a shower room. The attic has a surface area of 62 m² with the possibility of creating an additional bathroom and a ceiling height of over 3m.

A cellar and a private laundry room of 22 m² as well as two indoor parking spaces with electric hook-up complete the assets of this exclusive property.

SURFACES

Terrace surface	68.7 m ²
Garret surface	61.8 m ²
Useful surface	202 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Location floor	Attic
Costs	CHF 750.-/month

DISTANCES

Public transports	195 m
Primary school	428 m
Stores	210 m
Restaurants	249 m

DISTRIBUTION**3rd floor**

- An entrance hall with storage space
- A fully equipped open kitchen with a pantry
- A living/dining room
- Wall cupboards
- En-suite bedroom with shower room and access to the balcony
- A shower room
- Three bedrooms
- A large south facing terrace

Under the roof

- A large equipped laundry room
- A large room of more than 40 m² with underfloor heating and the possibility to create a bathroom

INFORMATION

Year of construction	2015
Number of flats	7
Basements	1
Heating installation	Floor
Heating system	Gas

PROXIMITY

- Village
- Green
- Lake
- Shops/Stores
- Bus stop
- Nursery
- College / University

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Underground car park
- Open kitchen

EQUIPMENT

- Fitted kitchen

EXPOSURE

- Optimal

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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