

GRANDVAUX



Prestigious duplex under construction lake
view

CHF 4'100'000.-

Price of parking place(s) in addition



5.5



4



226 m²

n° ref. **042736**



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SITUATION AND DESCRIPTION

Located in a quiet, residential setting, this handsome duplex with a living area of 226 m² offers absolute comfort. Located in a small three-unit building overlooking the lake and the city of Lausanne. Close to all amenities, and just a few minutes' walk from schools and the Grandvaux train station.

The exterior features a large private garden and a beautiful 75 m² terrace.

Finishings are of the highest standard and can be adapted to suit your tastes.

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SURFACES

Living area	226 m ²
Weighted Surface	271 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Location floor	Ground floor

DISTANCES

Public transports	150 m
Primary school	5478 m
Stores	930 m
Restaurants	215 m



CONSTRUCTION

Ventilated ceramic facade

Wooden framework with slate roof

Double-flow ventilation

Geothermal heating

Photovoltaic solar panels

Budgets (factory prices): kitchen / 65,000 CHF, wall cabinets / 35,000

CHF, sanitaryware / 50,000 CHF (Milddue brand for furniture and Gessi

brand for fittings), tiling / 150.-/m2 (Serenissima brand), parquet flooring / 300.-/m2 (Bauwer brand

)

INFORMATION

Year of construction	2024
Heating installation	Floor
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

PROXIMITY

- Villa area
- Green
- Mountains
- Lake
- Vineyard
- Restaurant(s)
- Child-friendly
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Greenery
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Triple glazing
- Bright/sunny

EQUIPMENT

- Private laundry

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

VIEW

- Clear
- Lake
- Mountains
- Alps

FINANCIAL DATA

Price	CHF 4'100'000.-
Price park. int. @	CHF 90'000.-
Price park.ext @	CHF 50'000.-
Total price	CHF 4'240'000.-
Availability	Immediate

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