

# LAUSANNE



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

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**CHF 1'900'000.-**

Price of parking place(s) in addition



5.5



4



210 m<sup>2</sup>

n° ref. **043835**



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## SITUATION AND DESCRIPTION

This magnificent duplex, located in one of the most advantageous neighborhoods, close to all schools, in the immediate vicinity of the center of Chailly and its shops and just 5 minutes from the center of Lausanne. It offers a bright, spacious living environment perfectly suited to a family.

Distributed over two levels, it features four large bedrooms, as well as spacious living areas that combine comfort, functionality and conviviality. The apartment offers the potential to create a loggia from the living room to enjoy a pleasant semi-open space all year round.

Moreover, you'll be able to take advantage of a vast basement fitted out with a laundry area as well as a cellar and a storeroom offering numerous storage possibilities.

This rare property offers three outdoor parking spaces located in the immediate vicinity of the front door, a rare convenience in such a central neighborhood.

## **SURFACES**

Living area 210 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Location floor	Ground floor

## **DISTANCES**

Public transports	140 m
Primary school	1000 m
Stores	180 m
Restaurants	180 m

## INFORMATION

Year of construction	1966
Year of restoration	2004
Heating installation	Radiator
Domestic water heating system	Distance heating
Heating system	Distance heating

## PROXIMITY

- City centre
- Village
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground

## INSIDE CONVENiences

- Eat-in-kitchen
- Open kitchen
- Cellar
- Storeroom
- Double glazing
- Bright/sunny

## EQUIPMENT

- Washing machine
- Private laundry

## FLOOR

- Cast floor

## ORIENTATION

- East
- West

## EXPOSURE

- Favourable
- All day

## STYLE

- Classic

## FINANCIAL DATA

<b>Price</b>	CHF 1'900'000.-
<b>Price park.ext ③</b>	CHF 60'000.-
<b>Total price</b>	<b>CHF 1'960'000.-</b>
<b>Availability</b>	To be discussed

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