

LAUSANNE



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

CHF 1'900'000.-

Price of parking place(s) in addition



5.5



4



210 m²

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.

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SURFACES

Living area 210 m²

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

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

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