

AUBONNE



For sale: Duplex/two-level

CHF 1'470'000.-

Price of parking place(s) in addition



6



3



~233 m²

n° ref. **046214**



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SITUATION AND DESCRIPTION

Magnificent character duplex in the heart of historic Aubonne

Located in the charming village of Aubonne, a town steeped in history and recognized for its cultural assets of national importance, this splendid 233 m² triplex fully renovated in 2024 offers an exceptional living environment. Just 25 minutes from Lausanne, 20 minutes from Nyon and 45 minutes from Geneva, it benefits from a privileged address, just a few steps from the castle, shops and all amenities.

Nested within the emblematic building of "**La Couronne**", this apartment will appeal to lovers of authenticity and old architecture. Renovations, carried out with top-quality materials, have preserved the original charm: exposed beams, period fireplace mantel, high ceilings... while bringing modernity and comfort.

A harmonious layout on two levels

Attic level, the day area opens onto a vast living room bathed in light, enhanced by a magnificent old fireplace and built-in storage. The kitchen - spacious, fully equipped and featuring a pantry - communicates naturally with a pleasant dining area. A guest WC completes this floor.

The attic space hosts a beautiful open room that can be used as an office, TV space or multi-purpose area as required.

On the first floor, the sleeping area offers a generous distribution space that can be used as a reading corner. Here we find:

- a bedroom with en-suite shower room,
- a large bedroom,
- a third bedroom,
- a dressing room,
- as well as an elegant bathroom with WC and double

washbasin.

A rare property, imbued with charm

The advantages of this exceptional duplex:

- remarkable brightness,
- generous volumes and beautiful ceiling heights,
- noble materials and tastefully chosen finishes,
- warm ambience blending authenticity and top-of-the-range renovation,
- excursion to Lake Geneva and the Alps.

A parking space completes this offer.

Additional information

- Type: duplex
- Weighted and net floor area: **233 m²**
- Renovation year: **2024**
- Number of shower rooms: **3**
- Heating: **Gas**
- Monthly expenses (heating, hot water, renovation fund): **CHF 1'628.-**
- Land tax: **1%**
- Municipal tax rate: **68%**

Are you looking for a charming home combining character, modernity and a privileged location?

This unique triplex deserves your visit. Contact our broker without delay to discover this rare property.

SURFACES

Living area ~ 233 m²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Location floor	2nd floor
Costs	CHF 1'628.-/month

DISTANCES

Public transports	139 m
Primary school	287 m
Stores	50 m
Restaurants	4 m

INFORMATION

Year of construction	1987
Year of restoration	2024
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Primary school
- Secondary school
- Sports centre
- Near a golf course

OUTSIDE CONVENIENCES

- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse

- Mezzanine
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Phone
- Cable/TV
- Internet connection
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East
- West

FINANCIAL DATA

Price	CHF 1'470'000.-
Price park.ext ⓘ	CHF 20'000.-
Total price	CHF 1'490'000.-
Availability	immediately

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake

STYLE

- Classic













