

BUSSIGNY-PRÈS-LAUSANNE



Duplex in perfect condition with terrace and garden

CHF 1'390'000.-

Price of parking place(s) in addition



4.5



2



~137 m²

n° ref. **040378**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the heart of the village of Bussigny, just a few minutes' walk from all amenities, transport, restaurants and shops, this superb duplex is both modern and welcoming.

From the moment you enter, you'll be seduced by the spacious living area with its fully equipped kitchen opening onto the lounge and dining room.

This vast space is open to the outside, offering a large terrace planted with trees and private. A bedroom with en suite bathroom and a guest toilet complete this level.

On the ground floor, the master suite with its large dressing room and bathroom opens onto a charming private terrace.

This level also includes a laundry room.

An indoor parking space, in addition to the selling price, as well as a cellar, ideally complete this must-see property

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	~ 137 m ²
Weighted Surface	~ 167 m ²
Terrace surface	~ 91.5 m ²
Cellar surface	~ 5.8 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	3
Location floor	1st floor
Costs	CHF 600.-/month

DISTANCES

Public transports	115 m
Primary school	319 m
Stores	625 m
Restaurants	141 m

INFORMATION

Year of construction
Heating installation
Domestic water heating system
Heating system

2014
Radiator
Gas
Gas

- Oven
- Steamer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Connections for washing tower
- Shower

PROXIMITY

- Village
- Green
- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit

FLOOR

- Parquet floor

CONDITION

- As new

OUTSIDE CONVENIENCES

- Terrace/s
- Garden

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Induction cooker

FINANCIAL DATA

Price	CHF 1'390'000.-
Price park. int. ①	CHF 40'000.-
Total price	CHF 1'430'000.-
Availability	To be discussed

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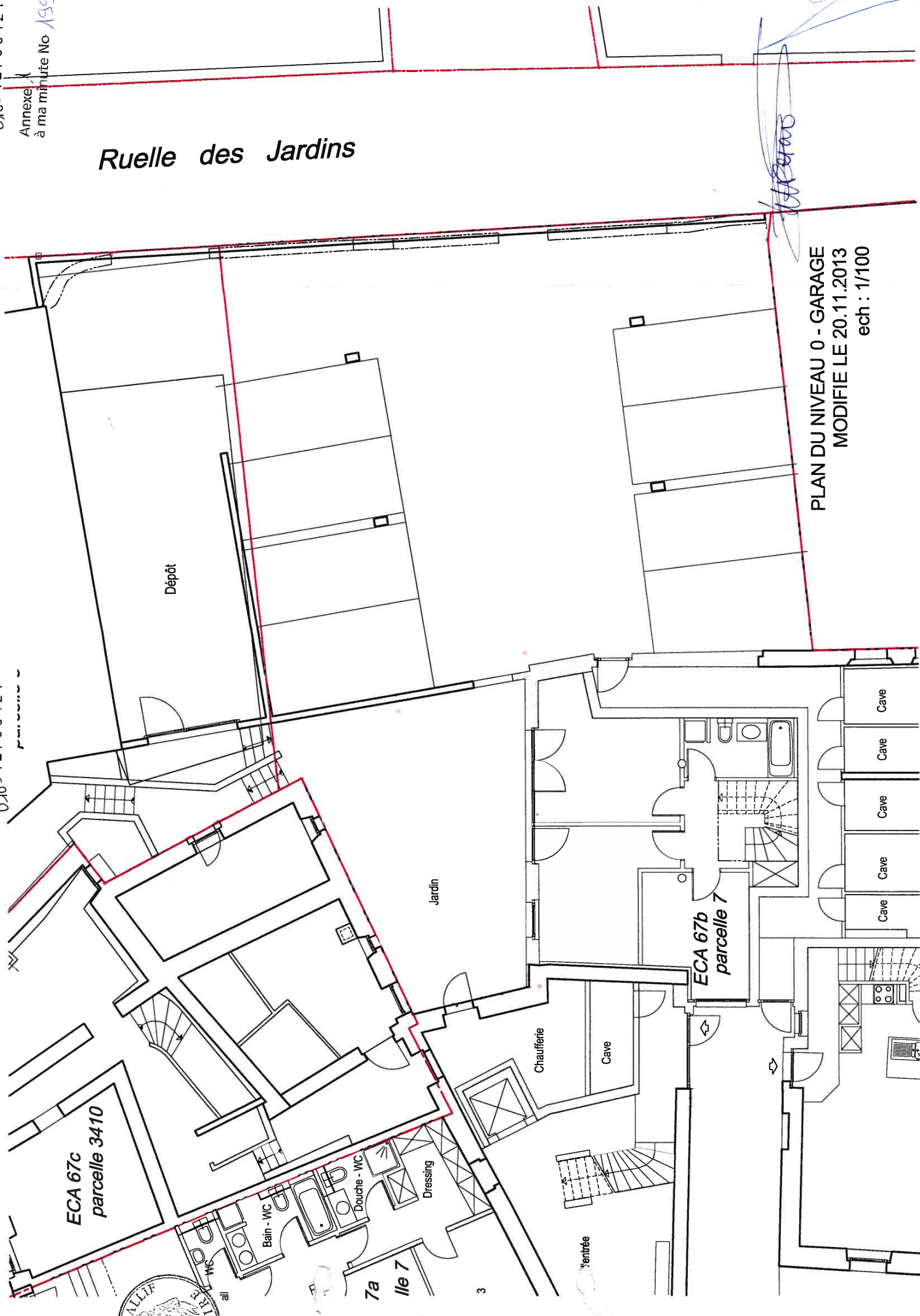


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Annexe
à ma minute No 1993

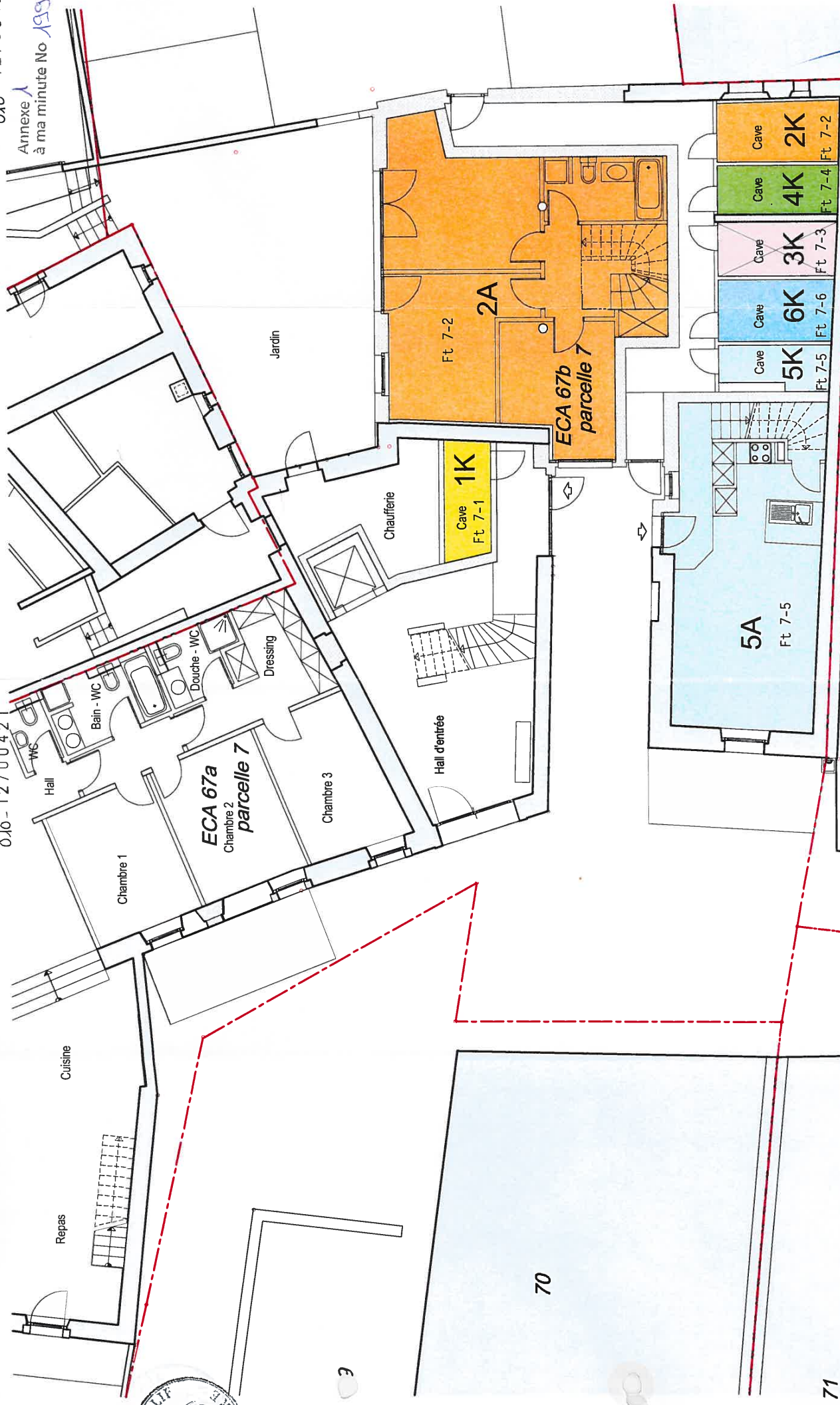
Ruelle des Jardins

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010-12/00421



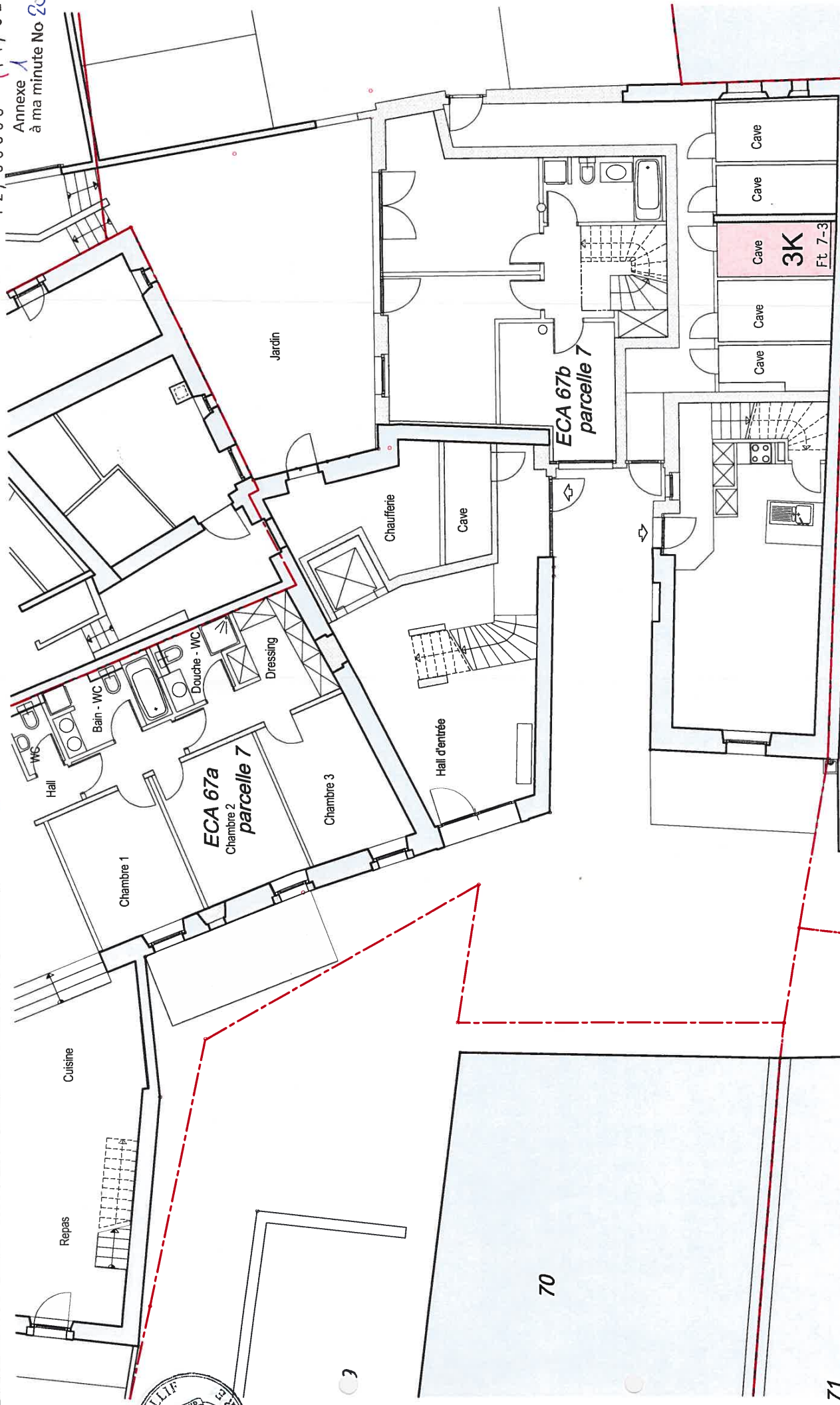
PLAN DU NIVEAU 0 - GARAGE
MODIFIÉ LE 20.11.2013
ech : 1/100

Annexe
à ma minute No 1993



No 14/02614 : Plan uniquement pour les lots 1 (ft 7-1), 2 (ft 7-2), 4 (ft 7-4)
5 (ft 7-5) et 6 (ft 7-6) - Nouveau plan déposé pour le lot 3 (ft 7-3), ci-annexé.

PLAN DU NIVEAU 0 - EST
MODIFIE LE 20.11.2013
ech : 1/100

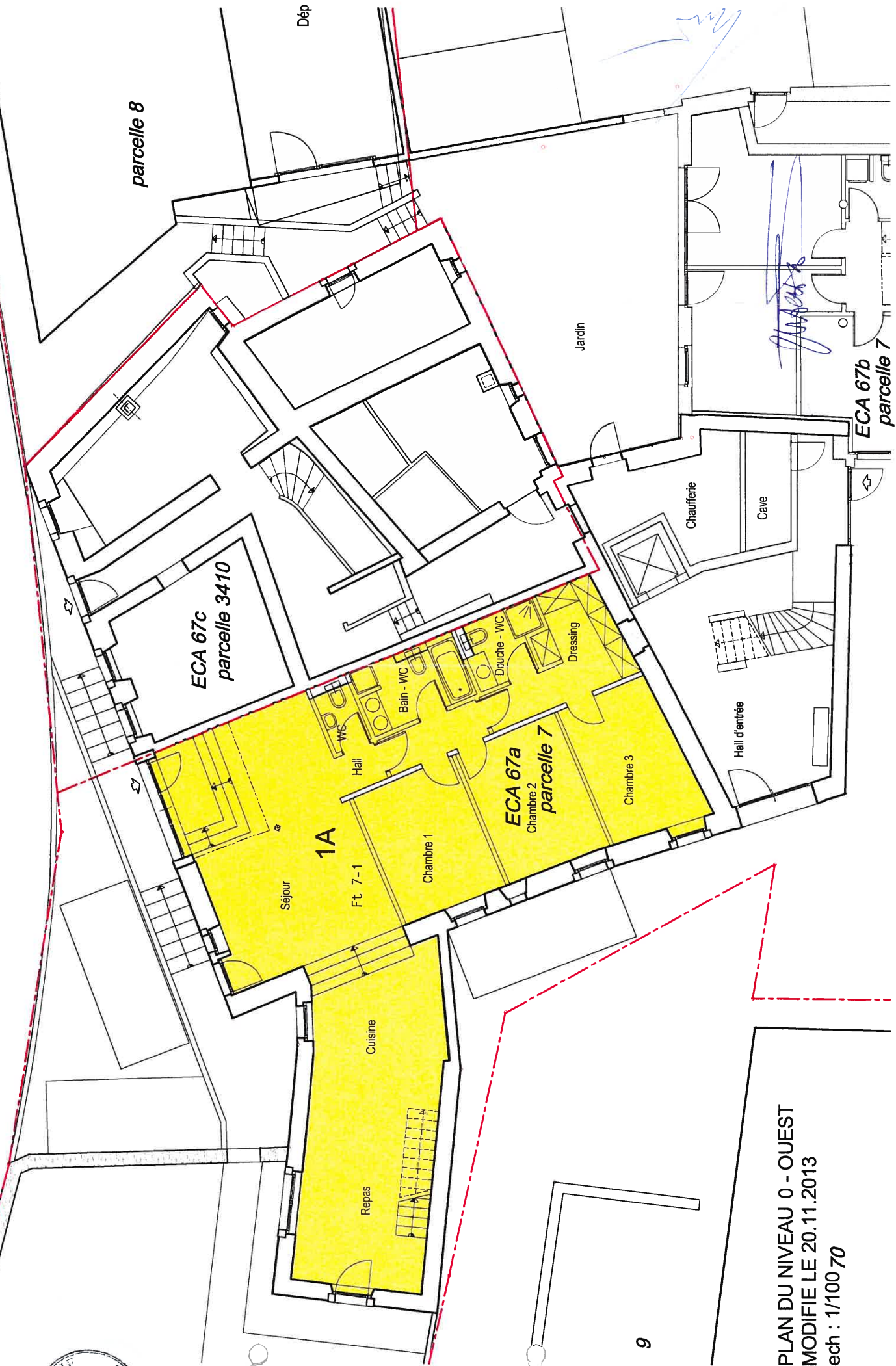


Signature



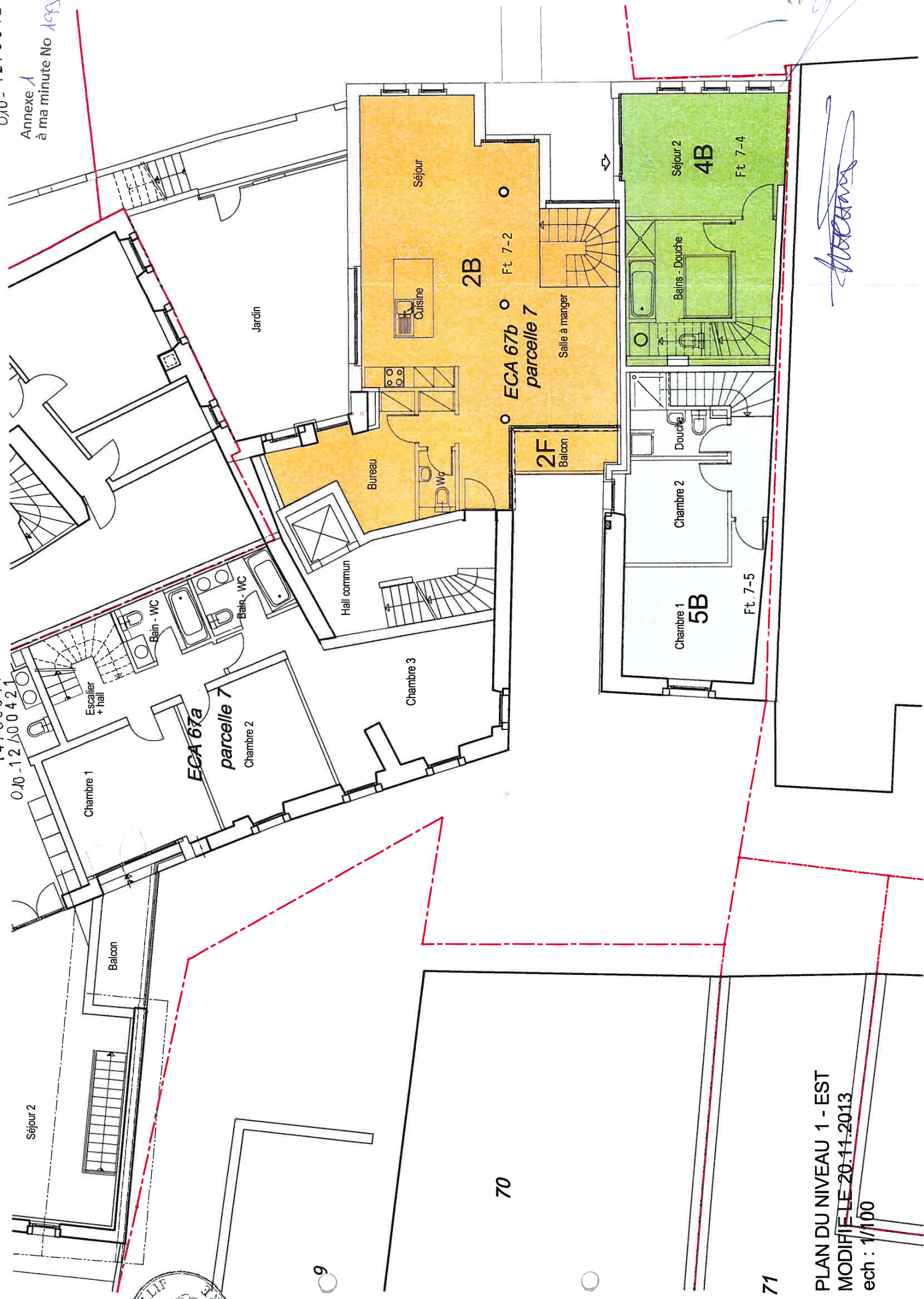
Annexe
à l'acte de vente No 1393

Rue Montolieu



PLAN DU NIVEAU 0 - OUEST
MODIFIÉ LE 20.11.2013
ech : 1/100 70

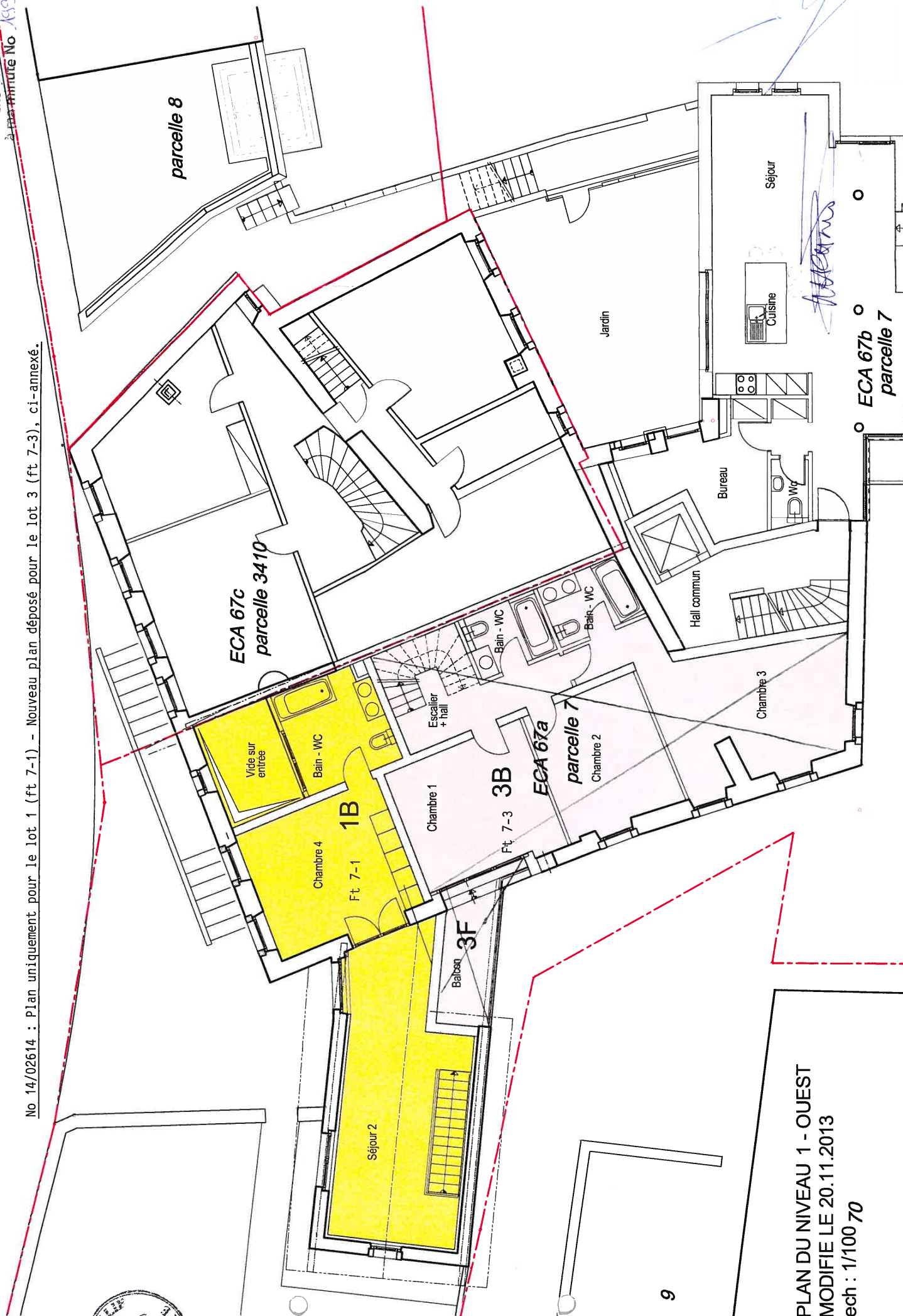
Annexe 1
à ma minute No 1093



PLAN DU NIVEAU 1 - EST
MODIFIÉ LE 20.11.2013
ech : 1/100

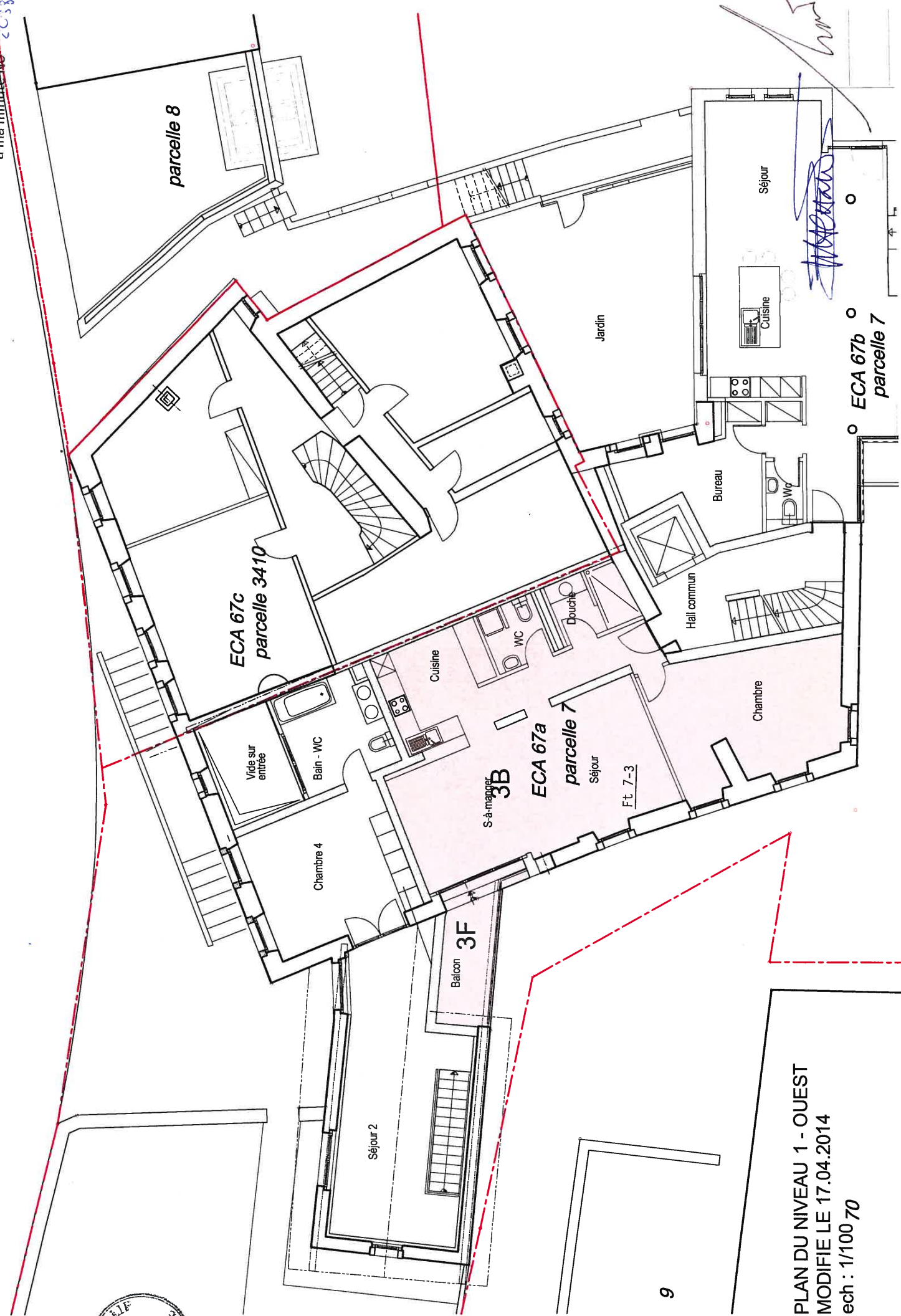
Annexe 1
~~Annexe~~ No. 1933

No 14/02614 : Plan uniquement pour le lot 1 (ft 7-1) - Nouveau plan déposé pour le lot 3 (ft 7-3), ci-annexé.



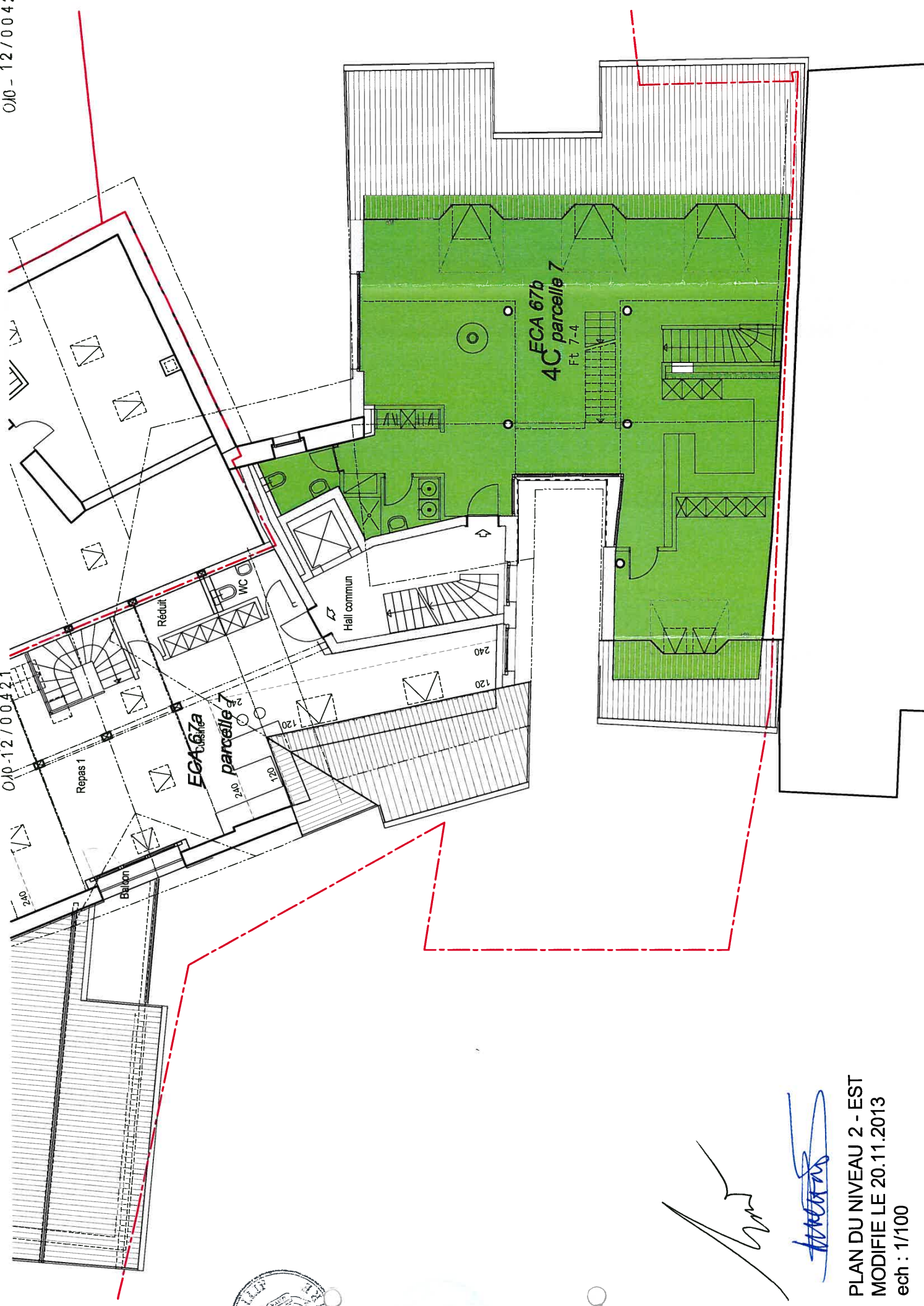
PLAN DU NIVEAU 1 - OUEST
MODIFIE LE 20.11.2013
ech : 1/100 70

Annexe
à ma minute No 2038



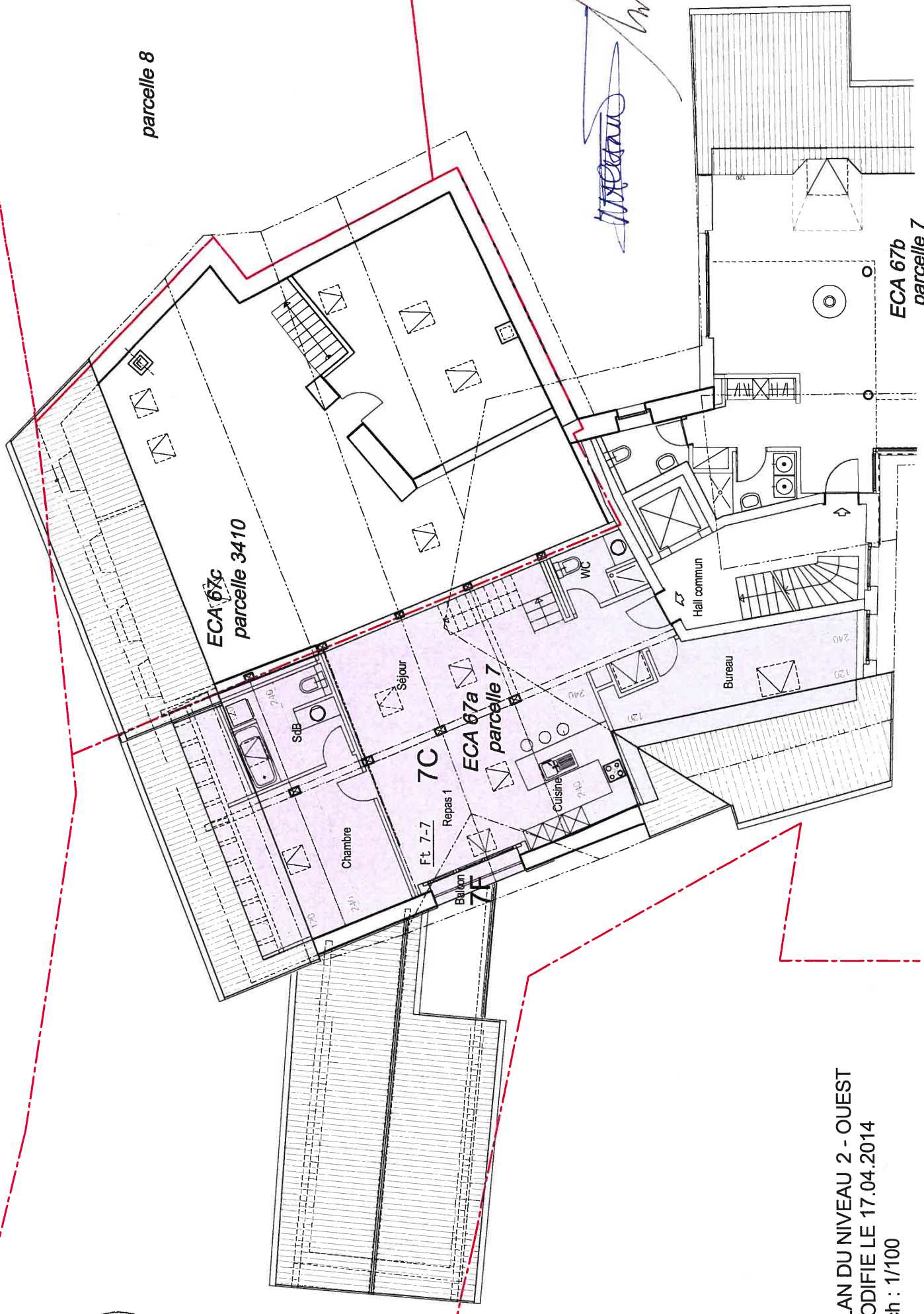
PLAN DU NIVEAU 1 - OUEST
MODIFIÉ LE 17.04.2014
ech : 1/100 70





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Annexe
à ma minute No 2658





Annexe 1
à ma minute No 2738



parcelle 8

ECA 67c
parcelle 3410

ECA 67a
parcelle 7

Mezzanine
Ft 7-7

7D

Bureau

ECA 67b

PLAN DU NIVEAU 3 - OUEST
MODIFIE LE 17.04.2014
ech : 1/100

Handwritten signature and initials in blue ink.