

ROMANEL-SUR-LAUSANNE



Near Lausanne - Detached house with large plot

Price upon request

Price of parking place(s) in addition



5.5



4



~165 m²

n° ref. **045999**



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SITUATION AND DESCRIPTION

Located in a quiet, leafy residential area of Lausanne, in the immediate vicinity of Romanel-sur-Lausanne, this detached house enjoys a privileged environment, ideal for a family seeking space, comfort and tranquility. It offers a harmonious living environment, while remaining just a few minutes from amenities, schools and public transport.

Located on a 1'854 m² plot, the property features a vast flat garden planted with trees, with no direct overlooking, offering excellent privacy and numerous outdoor design possibilities. This space lends itself perfectly to the creation of a swimming pool, a garden shed or relaxation areas, to make the most of fine weather.

The house features a functional, well-thought-out layout. The first floor features three bright bedrooms and a bathroom. One-level access leads to a 30 m²

galetas, ideal for storage, workshop or creative space.

The first floor accommodates an additional bedroom, which could be used as a guest room or office. The living spaces include a separate kitchen, dining room and bright lounge with fireplace, creating a warm and friendly atmosphere. An adjoining veranda pleasantly extends the interior spaces outwards, while a guest WC completes this level.

The basement offers generous volumes and appreciable amenities, with a laundry room, a private sauna for relaxing moments at home, as well as a convivial carnotzet, ideal for meals with friends or wine tastings. A vast 52 m² multi-purpose room completes this floor and can be converted as required into a games, sports or leisure room.

Externally, the property has a double garage equipped

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with an electric vehicle charging point. The house's optimal orientation guarantees natural light throughout the day.

The location is particularly attractive, with quick access to downtown Lausanne in around fifteen minutes, in a quiet, secure family neighborhood.

This rare property on the market offers a sought-after combination of generous volumes, quality of life and urban proximity, in a sought-after residential environment.

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SURFACES

Living area	~ 165 m ²
Surface of parcel	~ 1854 m ²
Useful surface	~ 320 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Year of construction	1978
Second home	Non authorized

DISTANCES

Public transports	866 m
Primary school	1335 m
Stores	1025 m
Restaurants	710 m

PROXIMITY

- Village
- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Preschool
- Primary school
- Secondary school
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Parking

EQUIPMENT

- Fitted kitchen
- Furnished kitchen

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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