

VEZIA



Semi-detached home in strategic location

CHF 1'600'000.-

Parking place(s) included



7.5



4



195.2 m²

n° ref. **#5657436**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

In Vezia, in a slightly elevated residential area, this single-family townhouse is set within a quiet and well-structured neighbourhood. Schools, services and main transport connections are all within easy reach, while the western orientation ensures a pleasant natural light throughout the day.

Spread across three levels and offering approximately 200 m² of living space, the property features bright, well-balanced interiors. The ground floor includes a living room with fireplace and a dining area, both opening onto two terraces — one covered and one open — that lead to the terraced garden of around 100 m², shaped by gentle slopes and stone walls. The kitchen, adjacent to the dining area, is complemented by a pantry and a laundry area. A guest bathroom, a technical room, a cellar and a generous storage/utility space complete this level.

The first floor comprises three bedrooms and two bathrooms with showers. The top floor is reserved for the primary suite: a spacious room with an en-suite bathroom featuring both bathtub and shower, a dedicated anteroom, and a bright mezzanine offering an additional flexible area.

Outdoors, four parking spaces are available, two of which are covered. Heating is provided by a gas-fired system with underfloor distribution; the property is equipped with external insulation and double-glazed windows. The finishes are understated and well maintained, consistent with the character of the house.

The result is a home with a measured, balanced presence, where layout, setting and surroundings contribute to a pleasant and well-composed living experience.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	195.2 m ²
Surface of parcel	342 m ²
Terrace surface	16 m ²
Total surface	203.2 m ²

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	4
Year of construction	2011
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Outside parking place/s	4 included
Parking places	Yes, obligatory

DISTANCES

Public transports	85 m
Primary school	667 m
Stores	344 m
Restaurants	468 m

FINANCIAL DATA

Price

CHF 1'600'000.-

Availability

immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.















