

# LUCENS



Lovely adjoining gabled house with swimming pool!

**CHF 980'000.-**

Parking place(s) included



5.5



3

n° ref. **041576**



**Switzerland | Sotheby's International Realty**  
Ruelle du Midi 2, 1040 Echallens

**Thibault Groux**  
+41 79 897 72 47  
thibault.groux@swsir.ch



## SITUATION AND DESCRIPTION

Located on the heights of Lucens, this rare property combines the charm of a turnkey home with the elegance of a contemporary villa built in 2011. Set in a quiet, family-friendly residential neighborhood, it offers a living environment combining unobstructed panoramic views and immediate proximity to amenities.

Generous volumes and large bay windows flood the living spaces with natural light, creating a warm, modern atmosphere. Just a few steps from the center, you'll enjoy quick access to shops, schools, public transport and green spaces, ideal for harmonious family life.

Highlights:

- **Light and panorama:** large bay windows offering optimal light and unobstructed views.

- **Exterior spaces:** vast terrace and garden to take full advantage of fine weather.
- **3 bedrooms:** A master suite with bathroom WC as well as two pretty bedrooms with views of Lucens castle.
- **Generous volumes:** open, modern and warm living spaces.
- **Pool and jacuzzi:** pool with integrated above-ground jacuzzi.
- **Minergie P certified:** recent construction meeting current standards for sustainable comfort.
- **Ideal location:** immediate proximity to the center, schools, shops and transport.
- **Everyday practicality:** Two covered parking spaces with electric charging station.

Contact me today to arrange a viewing and discover this opportunity on 079 897 72 47

**SURFACES**

Surface of parcel	~ 366 m <sup>2</sup>
Garden surface	~ 241 m <sup>2</sup>
Useful surface	~ 140 m <sup>2</sup>
Volume	~ 795 cbm

- A cellar of 7m<sup>2</sup>
- A technical room laundry room
- Available of 17m<sup>2</sup>

**CARACTERISTICS**

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	3
Number of toilets	3
Year of construction	2011
Heating system	Gas
Domestic water heating system	Solar
Heating installation	Floor
Second home	Non authorized
Number of covered parking spaces	2 included
Total nb. of parkings	2 included
Basements	1
Parking places	Yes, obligatory

**DISTANCES**

Public transports	188 m
Primary school	304 m
Stores	435 m
Restaurants	514 m

**DISTRIBUTION****Ground floor**

- Open kitchen dining room
- Large bright living room

**1st floor**

- 3 bedrooms including a master suite with bath WC
- a bathroom with WC and shower

**Basements**

- A WC



## OUTSIDE CONVENIENCES

- Nice 241 m2 private garden
- Southeast-facing terrace
- Out-of-ground counter-current pool with Jacuzzi

**PROXIMITY**

- City centre
- Villa area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Exclusive use of garden
- Covered parking space(s)
- Swimming pool
- Jacuzzi
- Gabled

**INSIDE CONVENIENCES**

- Open kitchen
- Cellar
- Storeroom
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Connections for washing tower
- Shower
- Bath

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal

**STANDARD**

- Minergie® P

**FINANCIAL DATA****Price****CHF 980'000.-****Availability**

Summer 2026

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









