

LAUSANNE



Spacious modern property in a dominant
location

CHF 7'900'000.-



11.5



6

n° ref. **13939**



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SITUATION AND DESCRIPTION

This town property enjoys a quiet, leafy location and lovely views of the lake and the Alps. What's more, it benefits from all the urban amenities within easy reach. The 1948 building was completely and tastefully renovated (inside and out) in 2015.

This charming home offers excellent functionality for a large family, but can also be adapted for a couple looking for generous living space in a haven of peace just a few minutes from the centre of Lausanne. High-quality materials have been carefully selected. This villa has around 500 m² of floor space and 9 rooms. It faces due south, so it gets plenty of sunshine.

The interior, which is resolutely contemporary and highly refined, has a period feel, with large reception rooms arranged in a row, high ceilings and generous amounts of natural light.

Particular attention has been paid to the exterior, with its attractive grounds providing perfect privacy in the summer months.

SURFACES

Surface of parcel	~ 2159 m ²
Useful surface	~ 450 m ²
Volume	~ 2206 cbm

- Living room with fireplace
- Second living room
- Toilet
- Locker room

CARACTERISTICS

Number of floors above ground	3
Number of rooms	11.5
Number of bedrooms	6
Number of bathrooms	5
Number of terraces	4
Year of construction	1948
Year of restoration	2015
Second home	Non authorized

1st floor

- Clearance hall
- Two bedrooms with access to the balcony
- Dressing room
- Bathroom
- Bedroom with en suite shower room and dressing room with access to the balcony
- Spacious master bedroom with walk-in closet and en-suite bathroom with access to balcony

DISTANCES

Public transports	177 m
Primary school	284 m
Stores	278 m

DISTRIBUTION

Lower ground floor

- Laundry
- Clearance hall
- Games room
- Sports hall with Hammam
- Office with external access
- Air-conditioned cellar and wine cellar
- WATER CLOSET
- Boiler room
- Spreading
- Bedroom with bathroom and dressing room en suite

Upper ground floor

- Entrance hall
- Guest toilet
- Reduced
- Clearance hall
- Kitchen
- Dining room



OUTSIDE CONVENIENCES

- Garage box for two vehicles
- Two outdoor parking spaces
- Entrance courtyard with fountain closed by two gates
- Outdoor room for equipment and techniques

PROXIMITY

- Villa area
- Green
- Lake
- Bus stop
- Child-friendly
- International schools
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Greenery
- Parking

INSIDE CONVENIENCES

- Garage
- Dressing
- Cellar
- Wine cellar
- Hammam
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Alarm

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Alps

STYLE

- Modern
- Character house

FINANCIAL DATA

Price

CHF 7'900'000.-

Availability

To be discussed

Judicial form

En nom propre

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