

# LAUSANNE



Exceptional property with swimming pool  
enjoying an idyllic setting

**CHF 8'200'000.-**



8.5



5



302 m<sup>2</sup>

n° ref. **15650**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Nested in lush greenery on the heights of Lausanne, this splendid property will not fail to seduce you with its exceptional character.

In the heart of a residential and most popular area, you can enjoy a quiet and privileged location while being close to the city center and the major motorways.

Spread over 3 levels, this charming 8.5 room property benefits from a usable area of approximately 630 m<sup>2</sup>.

The owners, sensitive to the charm of the place, knew how to exploit all its assets. The materials chosen, the neat and luxurious finishes as well as the high ceilings form an unparalleled living environment that will satisfy the most demanding.

Built on a dominant plot of 2,649 m<sup>2</sup>, you will undoubtedly be charmed by its many outdoor spaces, which include a spacious garden with superb trees and landscaping, several terraces and an outdoor swimming pool.

A garage and several outdoor parking spaces are a pleasant complement to this exceptional property.

**SURFACES**

Living area	302 m <sup>2</sup>
Surface of parcel	2649 m <sup>2</sup>
Garden surface	1996 m <sup>2</sup>
Useful surface	680 m <sup>2</sup>
Volume	2867 cbm

**CARACTERISTICS**

Number of flats	1
Number of floors above ground	3
Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	5
Number of toilets	4
Number of balcony	1
Number of terraces	1
Year of construction	1995
Year of restoration	2023
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Radiator, Floor
Second home	Non authorized
Basements	1
Parking places	Yes, obligatory

**DISTANCES**

Station	1650 m
Public transports	400 m
Primary school	1200 m
Secondary II school	1600 m
Stores	1200 m
Restaurants	1200 m

**DISTRIBUTION****Ground floor**

- Vast reception hall
- Fully equipped kitchen
- Dining room
- Living room with fireplace
- Office with library
- Guest toilet
- Garage

**1st floor**

- Parental suite with dressing room and bathroom including bath, jacuzzi and shower
- 4 bedrooms
- 2 bathrooms
- Separate WC

**Basements**

- Laundry room
- Boiler room
- PC shelter
- 2 play rooms
- Wine cellar
- Fitness room/Sauna
- Bathroom



**PROXIMITY**

- Villa area
- Green
- Bus stop
- Primary school
- Secondary school
- International schools
- Hiking trails

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Parking
- Garage
- Sauna
- Swimming pool

**INSIDE CONVENIENCES**

- Garage
- Eat-in-kitchen
- Sauna
- Jacuzzi
- Swimming pool
- Recreationroom
- Fireplace
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen

**FLOOR**

- Parquet floor
- Stone

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- With an open outlook
- Rural
- Alps

**STYLE**

- Classic
- Character house

**FINANCIAL DATA****Price**

CHF 8'200'000.-

**Availability**

To be discussed

**Judicial form**

En nom propre

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