

LAUSANNE



Exceptional property with swimming pool
enjoying an idyllic setting

CHF 8'200'000.-



8.5



5



302 m²

n° ref. **15650**



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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 m².

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 m², 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 ² |
| Surface of parcel | 2649 m ² |
| Garden surface | 1996 m ² |
| Useful surface | 680 m ² |
| Volume | 2867 cbm |

CARACTERISTICS

| | | |
|-------------------------------|-----------------|----------------------|
| Number of flats | 1 | - Laundry room |
| Number of floors above ground | 3 | - Boiler room |
| Number of rooms | 8.5 | - PC shelter |
| Number of bedrooms | 5 | - 2 play rooms |
| Number of bathrooms | 5 | - Wine cellar |
| Number of toilets | 4 | - Fitness room/Sauna |
| Number of balcony | 1 | - Bathroom |
| 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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