

EPALINGES



Exceptional property with contemporary
architecture

CHF 12'500'000.-



10



5



636 m²

n° ref. **035655**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a quiet, residential area close to the prestigious Golf de Lausanne, this exceptional property captivates with its contemporary architecture and top-of-the-range amenities.

Recently designed by architect Gabriele Rossi, this two-storey residence of almost 900 m² of usable floor space offers top-quality materials and finishes, as well as breathtaking views of the surrounding greenery and the Alpine chain. Served by a staircase and an elevator, it combines comfort, design and functionality.

The day part comprises vast reception areas, a reading room, a dining room, a fully equipped closed kitchen, an office and guest toilets.

The night part comprises five en suite bedrooms, all with access to the various terraces, guaranteeing privacy and comfort.

Externally, a large indoor garage for four vehicles, a swimming pool, a fitted terrace with summer kitchen and relaxation areas complete this exceptional home.

A true jewel of luxury where modernity and refinement meet to offer a unique living environment.

SURFACES

Living area	636 m ²
Surface of parcel	4677 m ²
Garden surface	4083 m ²
Useful surface	877 m ²

CHARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	6
Number of terraces	2
Year of construction	2008
Year of restoration	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Construction zone	Quartier résidentiel calme
Energy efficiency	B
Building envelope	B
Altitude	789 m
Communal tax	645 %

ANNEXES

- Garage for up to four vehicles
- Spacious pool house comprising a fully equipped kitchen, checkroom with shower and WC, and a large living room

DISTANCES

Public transports	500 m
Primary school	1000 m
Stores	999 m
Restaurants	700 m

DISTRIBUTION**Ground floor**

- Spacious entrance hall

- Plenty of storage space
 - Visitors' toilets and changing rooms
 - Fitness room with direct access to the outside
 - Luminous, convivial living room
 - Offices
 - Master bedroom with two dressing rooms and en suite bathroom
 - Three bedrooms, each with en suite bathroom
 - Terraces and landscaped garden
 - Rear access to air-conditioned wine cellar and storage cellars
- Upstairs access possible by elevator or main staircase, for optimum comfort.

1st floor

- Spacious distribution hall
- Living room with fireplace and office area, open onto terrace
- Large, bright dining room
- Generous kitchen, fully equipped with top-of-the-range appliances
- Laundry room with ample wall storage
- Bedroom with en-suite bathroom

Switzerland

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INTERNATIONAL REALTY



MUNICIPALITY

Perched on the heights of Lausanne, Épalinges offers a privileged living environment, between greenery, tranquility and panoramic views of the Alps and Lake Geneva. This residential community boasts a calm environment, top-quality schools, local shops and close proximity to the prestigious Lausanne Golf Club.

Épalinges combines nature, comfort and prestige, offering an ideal place to live for families and those seeking serenity just a stone's throw from the city.

CONSTRUCTION

This property has been designed with extreme attention to detail and finish, reflecting a resolutely contemporary, high-end approach. Created by architect Gabriele Rossi, the house combines minimalist design, clean lines and generous volumes, creating a space that is both luminous, functional and

aesthetically pleasing.

The recent construction incorporates noble, durable materials, selected for their quality, elegance and longevity. Large bay windows frame the surrounding greenery and provide abundant natural light, while ensuring that the house blends seamlessly into its surroundings.

The use of a central staircase and elevator harmoniously links the two levels, allowing fluid circulation and convenient access to all rooms. Every space has been designed to maximize comfort, conviviality and privacy, while highlighting the contemporary style of the residence.

The result is a modern, refined architecture, where aesthetics meet functionality, and where every detail contributes to creating an atmosphere of luxury and

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well-being.

OUTSIDE CONVENIENCES

- Large modern swimming pool
 - Spacious terraces with barbecue area
 - Beautiful garden surrounding the entire plot
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- Open views, on Lake Geneva and the Alps

REMARKS

This house is a true architectural gem, combining luxury, modernity and refinement, with finishes and equipment of the highest standard.

NEIGHBOURHOOD

- Villa area
- Green
- Lake
- Bus stop
- Subway
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school
- Secondary school
- College / University
- International schools
- Sports centre
- Near a golf course
- Tennis centre
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Covered parking space(s)
- Swimming pool

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Wine cellar

- Storeroom
- Fitness room
- Swimming pool
- Home cinema
- Built-in closet
- Fireplace
- Double glazing
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Dryer
- Bath
- Electric blind
- Alarm
- Interphone
- Oversee camera
- Electric gate
- Outdoor lighting
- Home automation

FLOOR

- Parquet floor

FINANCIAL DATA**Price****CHF 12'500'000.-****Availability**

To be discussed

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- Marble

CONDITION

- As new

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- With an open outlook
- Lake
- Alps

STYLE

- Modern













