

EPALINGES



Elegance, privacy and charm!

CHF 3'990'000.-



10.5



7



~400 m²

n° ref. **038985**



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SITUATION AND DESCRIPTION

Immersed in the heart of a green setting, in a residential and most sought-after neighborhood, this exceptional property offers a rare living environment where refinement and discretion combine to perfection. It's just a stone's throw from the center of Epalinges and all its shops, motorway links and the M2.

Erected on a magnificent 2,864 m² plot, it benefits from a totally unspoiled environment, setting the tone for a place designed for comfort and serenity. A swimming pool completes this idyllic setting amid lush vegetation with lake views.

Built in 1961 and renovated in 2013, all spaces reveal vast volumes perfectly arranged over 400 m². The living room is sublimated by a fireplace. The night spaces include 7 bedrooms and 5 shower rooms, allowing families and guests to be welcomed in the best conditions.

An independent studio is a real asset, offering multiple usage possibilities.

Furthermore, a two-car garage and a courtyard with space for seven vehicles complete this beautiful detached home.

SURFACES

| | |
|-------------------|-----------------------|
| Living area | ~ 400 m ² |
| Surface of parcel | ~ 2864 m ² |
| Useful surface | ~ 650 m ² |
| Volume | ~ 1874 cbm |

CARACTERISTICS

| | |
|-------------------------------|-----------------|
| Number of rooms | 10.5 |
| Number of bedrooms | 7 |
| Number of bathrooms | 5 |
| Year of construction | 1961 |
| Year of restoration | 2013 |
| Heating system | Fuel oil |
| Domestic water heating system | Fuel oil |
| Heating installation | Radiator |
| Parking places | Yes, obligatory |

DISTANCES

| | |
|-------------------|-------|
| Public transports | 300 m |
| Primary school | 300 m |
| Stores | 300 m |
| Restaurants | 300 m |

PROXIMITY

- Villa area
- Green
- Park
- Shops/Stores
- Restaurant(s)
- Bus stop
- Subway
- Primary school
- Secondary school
- International schools
- Near a golf course

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Shed
- Garage
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Wintergarden
- Wine cellar
- Furnished
- Built-in closet
- Fireplace

- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Interphone
- Electric gate

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Garden
- Forest

STYLE

- Character house

FINANCIAL DATA**Price****CHF 3'990'000.-****Availability**

To be discussed

Judicial form

En nom propre

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