

# EPALINGES



Elegance, privacy and charm!

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**CHF 3'990'000.-**



10.5



7



~400 m<sup>2</sup>

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 m<sup>2</sup> plot, it benefits from a totally unspoilt 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 m<sup>2</sup>. 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 <sup>2</sup>  |
| Surface of parcel | ~ 2864 m <sup>2</sup> |
| Useful surface    | ~ 650 m <sup>2</sup>  |
| 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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