

# EPALINGES



Large family property in a residential area

**CHF 3'890'000.-**

Parking place(s) included



15



13



508 m<sup>2</sup>

n° ref. **033455**



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## SITUATION AND DESCRIPTION

Built on a plot of over 2,000 m<sup>2</sup>, in a quiet, leafy neighborhood, this high-potential property will seduce you with its location, space and volumes.

Let yourself be surprised by its surface area of around 500 m<sup>2</sup> of living space spread over three levels, featuring 13 bedrooms and numerous shower rooms. You'll also appreciate its 1,500 m<sup>2</sup> garden and large terrace. Every day, the terrace offers magnificent views of Lake Geneva and the mountains. The 2,000 m<sup>2</sup> plot is planted with large trees, providing an intimate, private setting.

Located in a family-friendly, residential neighborhood, you'll be within easy reach of the center of Lausanne and its shops. A sports center is just a few minutes' walk from the property, as are shops and schools.

**The distribution of the house is as follows:**

### Ground floor:

- Elegant main entrance
- Large entrance hall with built-in storage
- Living/games area, perfect for time with the kids
- 6 spacious bedrooms offering plenty of design possibilities
- Double shower room
- Two separate toilets for added convenience

### Floor:

- Hall lounge/games room, an extra place to relax
- 6 bedrooms, ideal for a large family
- Two separate toilets
- Triple shower room for added comfort

### Floor level:



- Bedroom with dressing room and en suite bathroom, opening directly onto the terrace to enjoy the outdoors
- Large open kitchen with central island, perfect for family meals, overlooking the dining room and living room, with direct access to the terrace
- Visitors' toilet
- Pantry
- Heating and laundry room
- Tank room and storage room for outdoor equipment

**Garage :**

- Double garage for secure parking

**Exterior:**

- 4 outdoor parking spaces
- Large, well-treed garden, offering a peaceful living environment with lake and mountain views

Thanks to its generous spaces, practical layout and views, this home is ideal for a family looking for a peaceful, functional living environment. A true haven of peace in Epalinges, to be discovered without delay.

**SURFACES**

Living area	508 m <sup>2</sup>
Surface of parcel	2000 m <sup>2</sup>
Volume	2274 cbm

**CHARACTERISTICS**

Number of rooms	15
Number of bedrooms	13
Number of bathrooms	6
Year of construction	1962
Year of restoration	2020
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Energy efficiency	D
Building envelope	D

**DISTANCES**

Public transports	350 m
Freeway	850 m
Primary school	700 m
Stores	250 m
Restaurants	250 m

# Switzerland

# Sotheby's

INTERNATIONAL REALTY

## PROXIMITY

- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Bus stop
- Highway entrance/exit
- Preschool
- Primary school
- Secondary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking
- Garage

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Bright/sunny
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Alarm
- Oversee camera

## FLOOR

- Tiles
- Parquet floor
- Cast floor

## CONDITION

- Good

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Rural
- Lake
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

**Price**

**CHF 3'890'000.-**

**Availability**

Summer 2026

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