

# LAUSANNE

OFF-MARKET

For sale: Single family house

**CHF 6'400'000.-**

Price of parking place(s) in addition



15



11



~400 m<sup>2</sup>

n° ref. **040013**



**Switzerland | Sotheby's International Realty**

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**SURFACES**

Living area	~ 400 m <sup>2</sup>
Surface of parcel	Starting at ~ 900 m <sup>2</sup>
Garden surface	~ 350 m <sup>2</sup>
Underground surface	~ 129 m <sup>2</sup>
Useful surface	~ 600 m <sup>2</sup>
Volume	~ 2361 cbm
Ceiling height	~ 3.5 m

**CARACTERISTICS**

Number of rooms	15
Number of bedrooms	11
Number of bathrooms	7
Number of toilets	8
Number of balcony	2
Year of construction	1877
Year of restoration	2011
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Number of boxes	1 included
Total nb. of parkings	1 included
Communal tax	78.5 %

**DISTANCES**

Public transports	159 m
Primary school	502 m
Stores	109 m
Restaurants	101 m

**PROXIMITY**

- City centre
- Beach
- Harbour
- Shops/Stores
- Railway station
- Bus stop
- Subway
- Primary school
- Secondary school
- Sports centre
- Ice rink
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden

**INSIDE CONVENIENCES**

- Garage
- Guests lavatory
- Wintergarden
- Veranda
- Cellar
- Swedish stove
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Bath
- Shower

- Alarm

**FLOOR**

- Tiles
- Antique parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal

**VIEW**

- Lake

**FINANCIAL DATA****Price**

CHF 6'400'000.-

**Availability**

To be discussed

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