

LAUSANNE



Elegance and calm just a few steps from the
center of Chailly!

CHF 5'900'000.-

Price of parking place(s) in addition



8



6



380 m²

n° ref. **045116**



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SITUATION AND DESCRIPTION

Located in one of Lausanne's most sought-after residential areas, this exceptional property offers a rare art of living, where refinement blends harmoniously with contemporary comfort. Close to all amenities as well as the shops of Chailly and just 5 minutes from the center of Lausanne.

The property was renovated in 2018 and is thus reminiscent of a magazine house. The generous volumes and 3.20 m high ceilings give the property a warm atmosphere, inviting the surrounding nature to interact with the interior.

Erected on a magnificent 858 m² flat plot, you will undoubtedly be charmed by its outdoor spaces, which include a spacious garden superbly planted with trees and landscaped.

The basement can be used as an independent studio, making it a totally versatile living space. Its flexibility makes it a rare opportunity.

Its location is a real asset. A true townhouse just a stone's throw from all the shops and the center of Lausanne, while preserving the rare tranquility. It offers a perfect balance between urban living and a gentle residential atmosphere, sublimated by a lake view.

SURFACES

Living area	380 m ²
Surface of parcel	858 m ²
Useful surface	612 m ²
Volume	1805 cbm

CARACTERISTICS

Number of rooms	8
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	4
Year of construction	1914
Year of restoration	2018
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	2 included
Parking places	Yes, obligatory

DISTANCES

Public transports	120 m
Primary school	800 m
Stores	260 m
Restaurants	150 m

DISTRIBUTION

Upper ground floor

- Two entrances with storage space
- A kitchen with central island
- A dining room open to the living room giving access to the garden
- A visitor's wc
- An entrance

1st floor

- One bedroom
- One master suite opening onto its lake-view terrace with its own bathroom and office space
- One bathroom

2nd floor

- Four bedrooms
- A dressing room
- A bathroom

3rd floor

- Attic (Large space that can be converted)

PROXIMITY

- Villa area
- Green
- Mountains
- Lake
- Residential area
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery

INSIDE CONVENIENCES

- Cellar
- Wine cellar
- Carnotzet
- Garret
- Storeroom
- Workshop
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Bath
- Shower

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Lake
- Garden
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 5'900'000.-

Availability

To be discussed

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