

LUCENS



For sale: Single family house

CHF 1'330'000.-



6.5

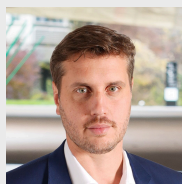


4



~170 m²

n° ref. **045529**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located on the heights of Lucens, in a quiet, privileged neighborhood featuring 4 bedrooms, this 2017 architect-designed detached house combines elegance, modernity and comfort. Every detail has been thought out to offer exceptional quality of life.

Highlights:

- **Light and panorama:** wide picture windows flood the living spaces with light and offer breathtaking views.
- **Exterior spaces:** vast balcony and terrace, perfect for enjoying the panorama and fine weather.
- **Parental suite:** master bedroom with dressing room and private shower room.
- **Everyday practicality:** double garage and optimized storage spaces.
- **Energy performance:** house designed to current standards, for sustainable, controlled comfort.

- **Access is adapted for people with reduced mobility**

Ideal for lovers of contemporary design, brightness and tranquility, this house offers a rare living environment in Lucens, ready to seduce you from the first visit.

Lucens benefits from a strategic geographical location, offering rapid access to the region's main towns. Lausanne, Fribourg, Berne and Yverdon can all be reached in less than an hour. In addition, the Lucens train station offers a regular train service for fast travel.

More information and photos available on request.

SURFACES

Living area	~ 170 m ²
Surface of parcel	~ 551 m ²
Terrace surface	~ 70 m ²
Useful surface	~ 243 m ²
Volume	~ 1080 cbm

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Year of construction	2017
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Energy efficiency	B
Building envelope	B

DISTANCES

Public transports	365 m
Primary school	515 m
Stores	618 m
Restaurants	641 m

Switzerland

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INTERNATIONAL REALTY

PROXIMITY

- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Parking

INSIDE CONVENIENCES

- Wheelchair-friendly
- Garage
- Open kitchen
- Guests lavatory
- Triple glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Cable/TV
- Photovoltaic panels
- Electric blind
- Alarm
- Electric garage door

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

EXPOSURE

- Optimal

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'330'000.-

Availability

To be discussed

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