

EPALINGES



Bordering the Golf de Lausanne - Large
building reserve

CHF 5'100'000.-



n° ref. **045192**



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SITUATION AND DESCRIPTION

We are pleased to present, exclusively, this beautiful detached villa located on the edge of the prestigious Lausanne golf course.

Built in 1995 on an exceptional 4,000 m² plot, this rare property for sale perfectly embodies the art of living in a refined, quiet and discreet setting.

Generous, bright living space

The first floor hosts an independent studio, a fully equipped closed kitchen, as well as a spacious dining room opening onto a vast living room bathed in light. Two panoramic terraces offer breathtaking views of the estate and lush vegetation, perfect for enjoying moments of relaxation in complete privacy.

Intimacy and comfort on the ground floor

The ground floor houses two spacious, comfortable suites, one with en suite bathroom and private

dressing room.

A large additional bathroom, with shower, sauna, bath and WC, completes this space.

The utility room, laundry room and atomic shelter are also located here, ensuring safety and practicality.

Parking and extensions possible

Future owners will have a closed garage for several vehicles, as well as 4 to 5 outdoor parking spaces.

Located in villa zone 1 with a CUS of 0.125, this property offers the possibility of adding an additional floor, according to your desires and needs.

A unique living environment

This villa stands out for its privileged location, in the heart of a verdant environment, offering tranquility, discretion and refinement, while remaining in close proximity to Lausanne. This is a rare opportunity to become the owner of an exceptional place, with a

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peaceful and lush atmosphere.

We look forward to introducing you to this unique property, a true gem on the edge of the golf course.

SURFACES

Living area	306 m ²
Surface of parcel	3997 m ²
Garden surface	3733 m ²
Underground surface	62 m ²
Net ground floor surface	306 m ²
Useful surface	368 m ²
Total surface	368 m ²
Volume	1441 cbm
Ceiling height	3.2 m

CARACTERISTICS

Number of floors above ground	1
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	2
Number of terraces	2
Gross living area	306 m ²
Year of construction	1995
Year of restoration	2024
Index	0.13
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Construction zone	Très faible densité, zone villa 1
Energy efficiency	D
Building envelope	D
Altitude	800 m
Basements	1

DISTANCES

Public transports	940 m
Primary school	1728 m
Stores	1651 m
Restaurants	861 m

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LOCATION

Located on the immediate edge of the prestigious Golf de Lausanne, this property enjoys a particularly sought-after residential location.

Located in a verdant and perfectly preserved environment, it enjoys absolute calm, discretion and an exceptional natural setting, while being only a few minutes from the center of Lausanne and its amenities.

This address harmoniously combines **quality of life, urban proximity and exclusive setting**, at the gateway to the city.

MUNICIPALITY

A highly sought-after residential municipality at the gateway to Lausanne, Épalinges captivates with its verdant surroundings, peacefulness and quality of life.

It has around **10,000 inhabitants** and benefits from excellent transport links thanks to the M2 metro and Lausanne public transport.

The commune offers **quality schools**, numerous local services, shops, as well as a varied range of restaurants and public establishments. Its associative and sporting fabric is particularly dynamic, with various sports facilities, leisure centers and the immediate proximity of the Golf de Lausanne.

With an **attractive communal tax rate (approx. 64.5%)**, Épalinges harmoniously combines measured taxation, comprehensive infrastructures and a privileged natural setting - an ideal place to live for families and working people seeking tranquility and urban proximity.

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FINANCIAL DATA

Price	CHF 5'100'000.-
Availability	immediately

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