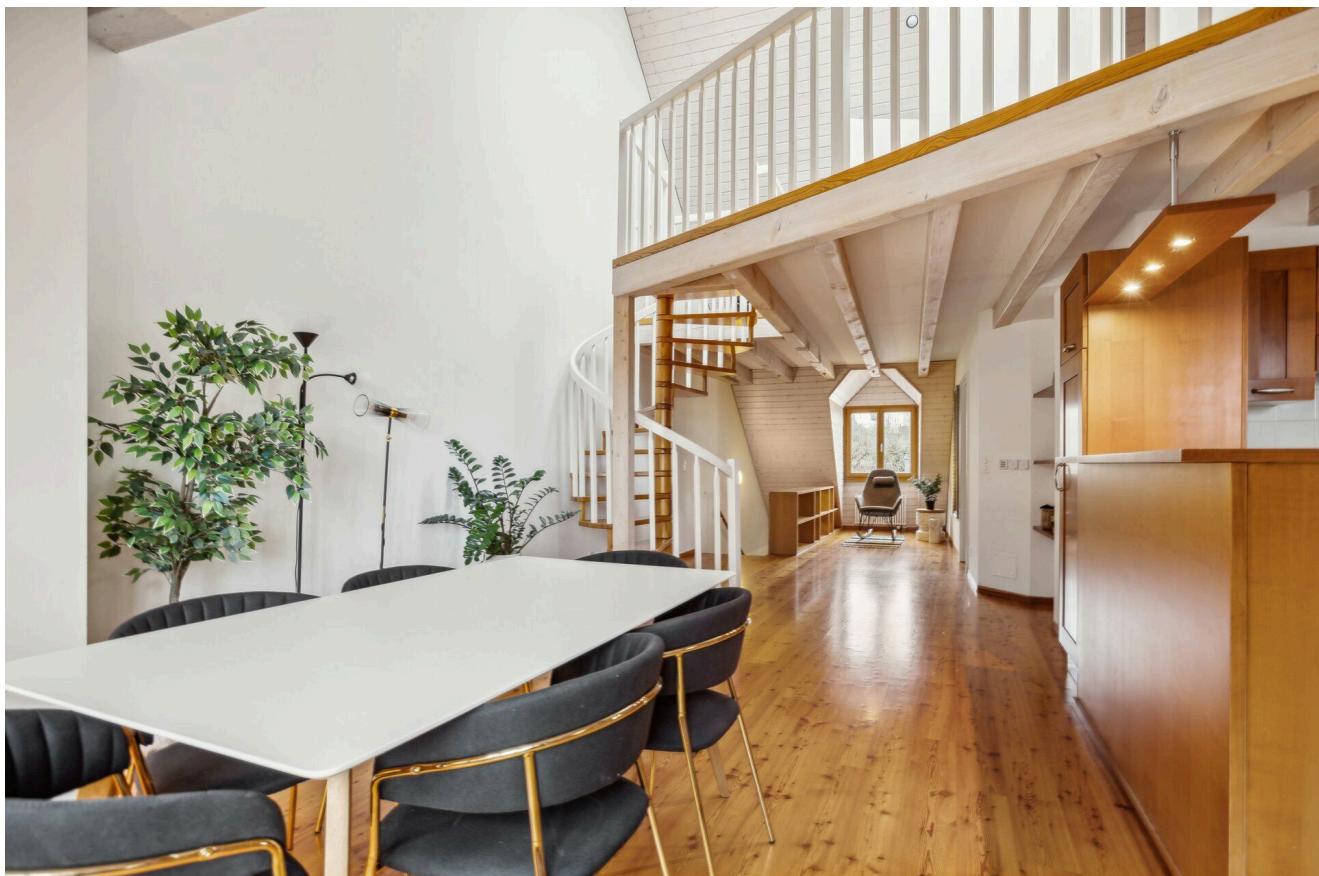


AUBONNE



Magnificent apartment in the old town of
Aubonne

Price upon request

Price of parking place(s) in addition



5.5



4



123 m²

n° ref. **040881**

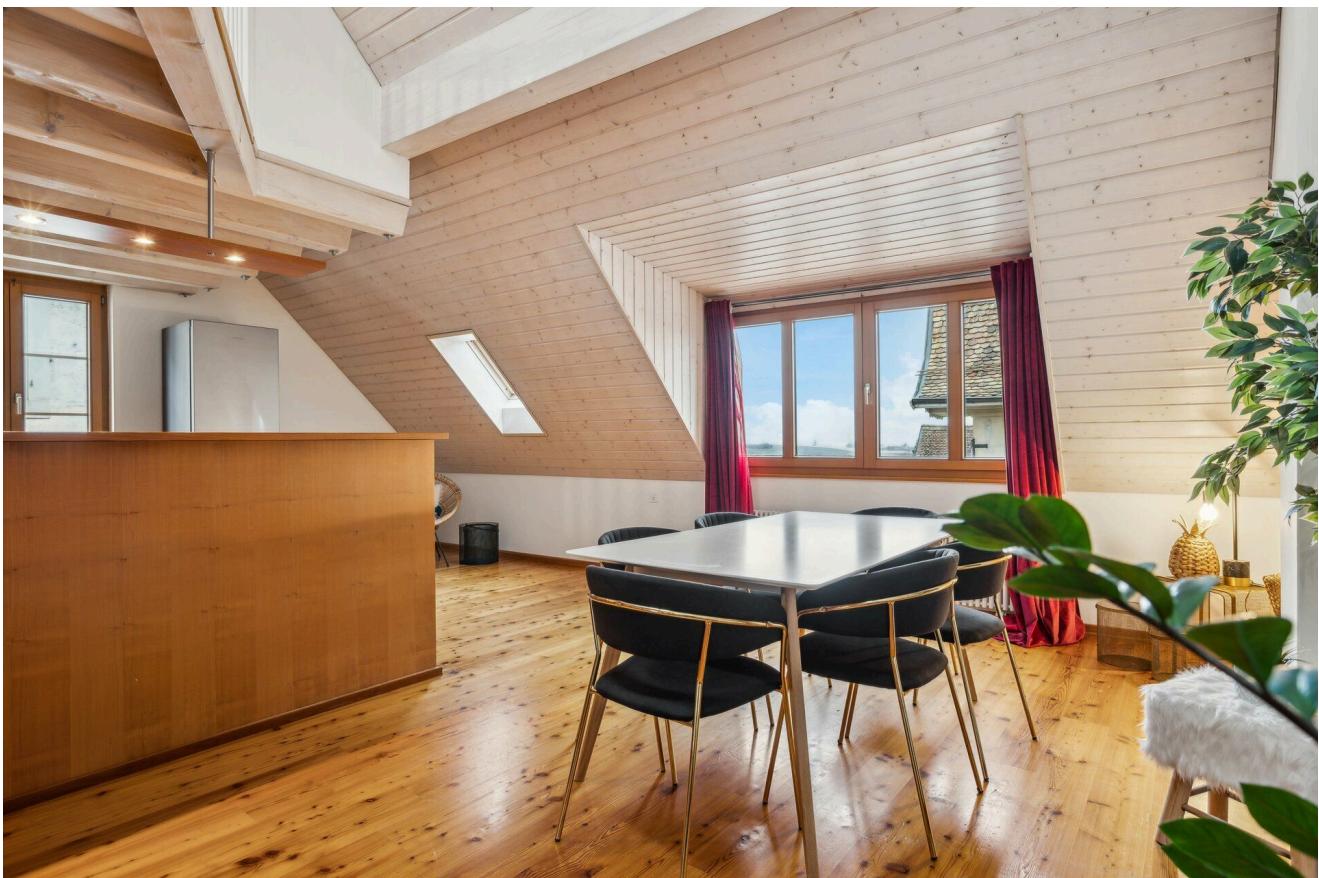


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SITUATION AND DESCRIPTION

Charming apartment in the heart of Aubonne's old town

In a small PPE of 3 lots, completely renovated in 1999, this magnificent top-floor triplex offers a peaceful atmosphere and a unique living environment.

Enjoy breathtaking lake and mountain views from the apartment's centerpiece, bathed in natural light.

An independent 18 m² studio is sold with the lot for CHF 150'000

SURFACES

Living area	123 m ²
Surface of parcel	148 m ²
Cellar surface	6 m ²
Useful surface	202 m ²
Total surface	141 m ²
Ceiling height	2.7 m

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Location floor	1st basement
Costs	CHF 350.-/month
Communal tax	68 %

ANNEXES

An 18 m² self-contained studio is sold with the lot for 150'000 CHF

DISTANCES

Public transports	500 m
Primary school	500 m
Stores	300 m
Restaurants	300 m

DISTRIBUTION

Ground floor

- Entrance hall
- Cloakroom (Possibility to put a washing machine / Dryer)
- 1 Bathroom with shower and WC
- 1 Bedroom (≈18m² approx)
- 1 Bedroom with velux (≈20m² approx)

1st floor

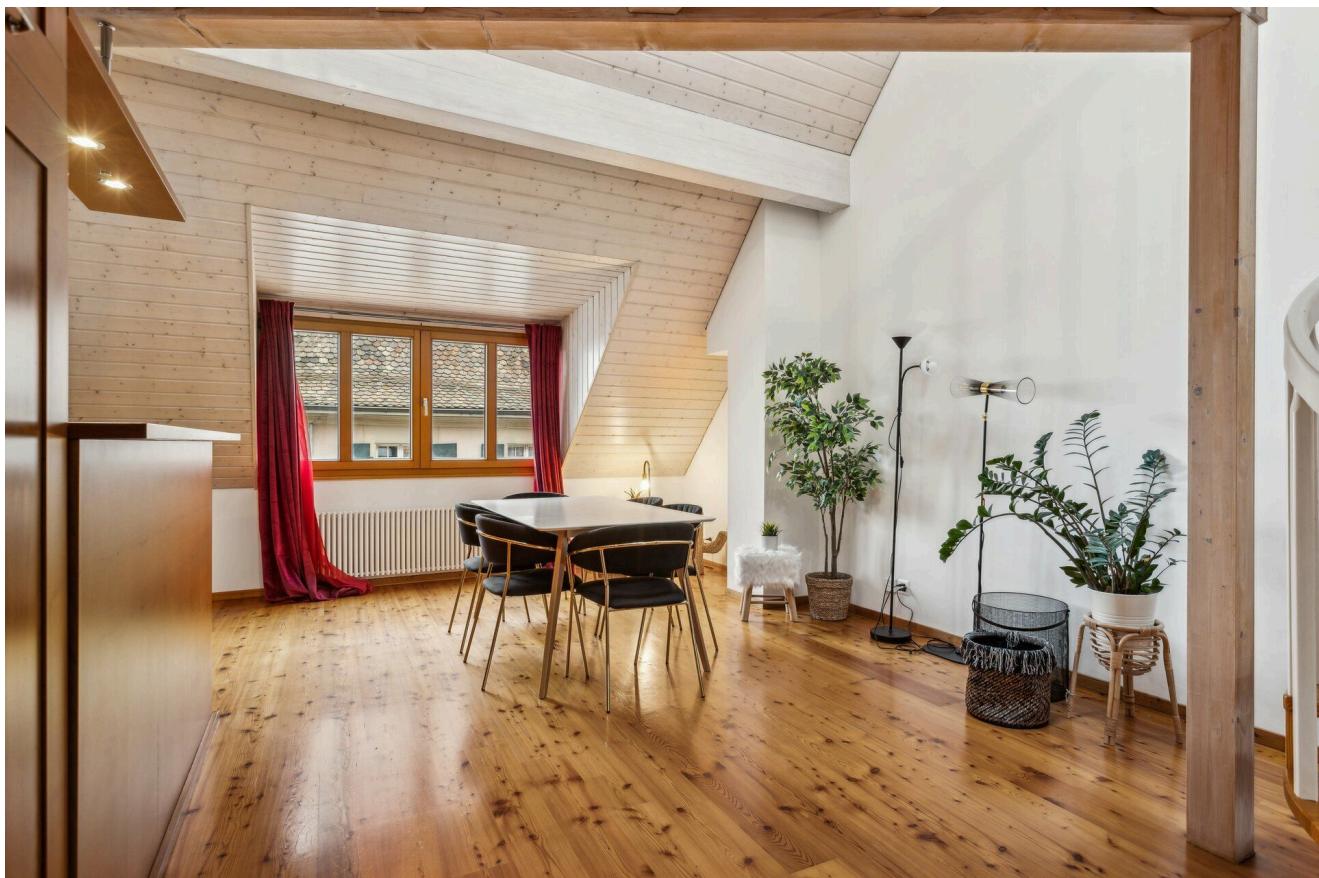
- Open space for office or library overlooking the magnificent Aubonne temple
- 1 master bedroom (≈15m²) with private bathroom (bath, WC and double washbasin)
- 1 open kitchen
- 1 living room with lake and mountain views

Under the roof

- 1 office space
- 1 bedroom (≈17m²)
- 1 bathroom with shower and WC

Basements

- Laundry room with private washing machine and dryer (included in the sale price)
- 1 cellar (≈6m²)
- 1 garage (≈36m²) for 2 vehicles storage space with direct access to the building
- 1 shared bike room in the building



MUNICIPALITY

Perched on the slopes overlooking Lake Geneva, the charming commune of Aubonne captivates with its rich heritage, village atmosphere and stunning panoramas of the lake and Alps. Its historic center, with its cobbled streets and colorful facades, bears witness to a well-preserved medieval past, around its emblematic castle and arboretum.

Just 10 minutes from Morges and 30 minutes from Lausanne, Aubonne benefits from excellent accessibility while offering a peaceful living environment in the heart of nature. The commune boasts all amenities, schools, restaurants, as well as a varied cultural and sporting offering.

It embodies a perfect balance between authenticity, quality of life and proximity to major urban centers.

CONSTRUCTION

The building, completely renovated in 1999, is in perfect condition. The technical areas are regularly maintained, and the roof has been redone.

REMARKS

Possibility of creating a bathtub balcony overlooking the lake, a rare added value in Aubonne.

INFORMATION

Number of floors above ground	3
Year of construction	1900
Number of flats	3
Basements	1
Year of restoration	1999
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Park
- Shops/Stores
- Bank
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Theatre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Quiet
- Public parking
- Box

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Cellar
- Bicycle storage
- Storeroom
- Unfurnished
- Built-in closet
- Water softener
- Double glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry

FINANCIAL DATA

Price

Price upon request

Availability

immediately

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- Laundry
- Shower
- Bath
- Interphone
- Outdoor lighting

FLOOR

- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Lake
- Mountains
- Alps

STYLE

- Classic

MISCELLANEOUS

- With full-time caretaker job

