



Description

Newhome Services is proud to present you an exclusive apartment **located on the top floor** and occupying the entire level, offering a rare living comfort, with **no direct neighbors on the same floor**. This configuration gives it a particularly pleasant, intimate and peaceful atmosphere, ideal for buyers looking for both space, tranquility and functionality.

The property develops about 130 m² of living space, plus **a mezzanine of about 45 m²**, fully furnished but not counted as living space. The distribution is fluid and the **volumes are comfortable**, with well-proportioned spaces that are **pleasant to live** in every day.

The living room is the heart of the apartment. It has a beautiful **modern atmosphere**, enhanced by the presence of a **fireplace** that adds character and a **warm ambiance**. The kitchen, the living room and the mezzanine were **renovated in 2018**, offering a more modern and refined setting.

The mezzanine is one of the real assets of the property. **Fully furnished**, it offers a very valuable additional space that can be used as an office, playroom, **relaxation area**, **bedroom** or extra storage space.

It clearly enhances the comfort of use and the potential of the apartment.

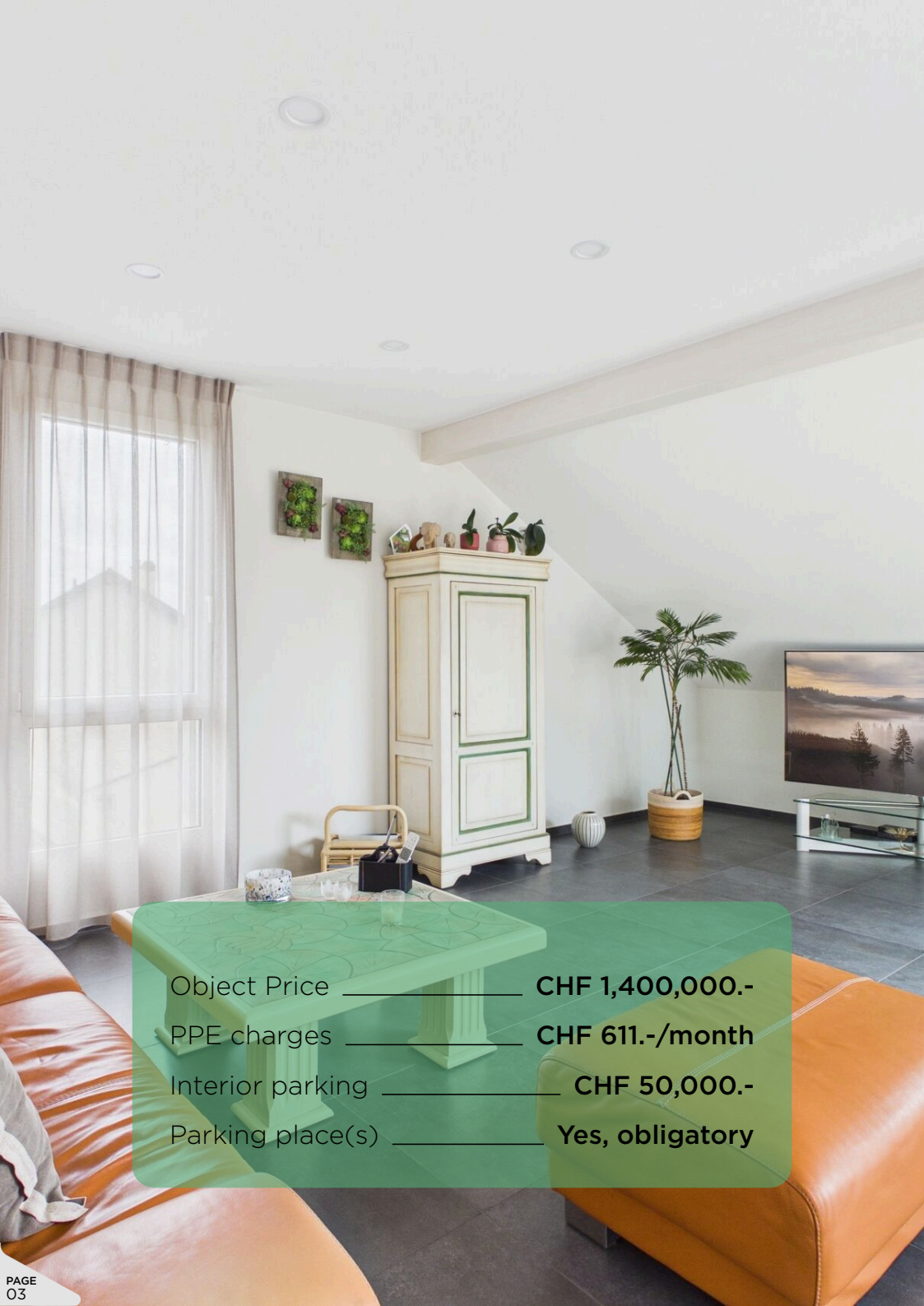


The exterior is no less impressive, with a **terrace that benefits** from a pleasant open space and no neighboring buildings. It naturally extends the interior space and allows you to enjoy a more **open and protected** setting.

The apartment also has several built-in storage spaces, as well as a surface area located at the rear of the property, ideal for additional storage or for ancillary use as needed.

The presence of **photovoltaic solar panels** is finally an additional advantage, bringing a **more current and valuable** energy dimension to the building.

Two underground parking spaces (extra) and a cellar complete this property.



Attic flat

CENTRE, 1030 BUSSIGNY-PRÈS-LAUSANNE

DISPOSITION

Rooms _____ 5.5
Bedrooms _____ 3
Location floor _____ 4th floor

SURFACES

Living area _____ 175 m²
Useful surface _____ 175 m²

EQUIPMENT

Heating type _____ Gas
Heating installation _____ Floor
Parkings int. _____ 2

CONSTRUCTION

Availability _____ To agree
Year of construction _____ 2002
Latest renovations _____ 2018
Condition of the property _____ Very good

Object Price _____ **CHF 1,400,000.-**
PPE charges _____ **CHF 611.-/month**
Interior parking _____ **CHF 50,000.-**
Parking place(s) _____ **Yes, obligatory**































Situation

PRIMARY SCHOOL

📍 369 m 🚶 5 min. 🚆 9 min. 🚗 2 min.

STORES

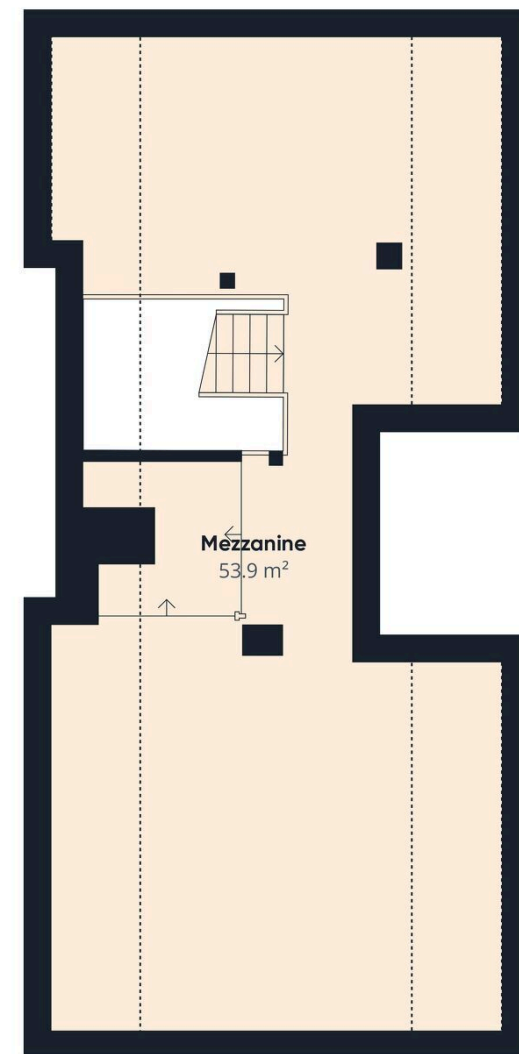
📍 501 m 🚶 8 min. 🚆 8 min. 🚗 4 min.

RESTAURANTS

📍 103 m 🚶 1 min. 🚆 1 min. 🚗 1 min.



Niveau 0



Niveau 1

Our team is happy to be at your disposal to answer any questions, provide information, or schedule a visit.



COPPOLA Raphaël
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