



# 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 m<sup>2</sup> of living space, plus **a mezzanine of about 45 m<sup>2</sup>**, 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.

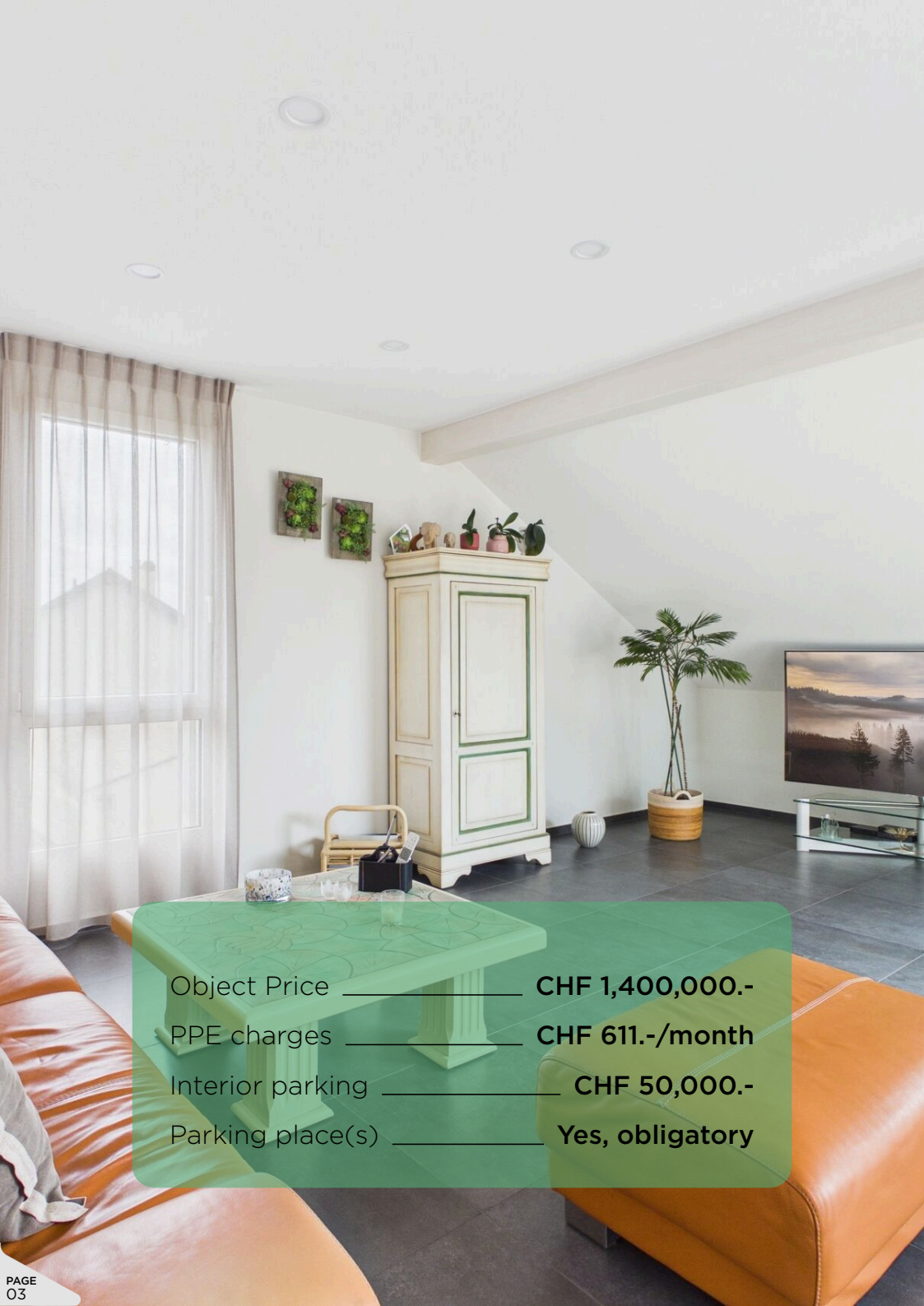


The exterior is no less impressive, with a **terrace that benefits** from a pleasant open space and no neighboring buildings. It naturally extends the interior space and allows you to enjoy a more **open and protected** setting.

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

RUE ST GERMAIN, 1030 BUSSIGNY-PRÈS-LAUSANNE

## DISPOSITION

Rooms \_\_\_\_\_ 5.5  
Bedrooms \_\_\_\_\_ 3  
Location floor \_\_\_\_\_ 4th floor

## SURFACES

Living area \_\_\_\_\_ 175 m<sup>2</sup>  
Useful surface \_\_\_\_\_ 175 m<sup>2</sup>

## 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

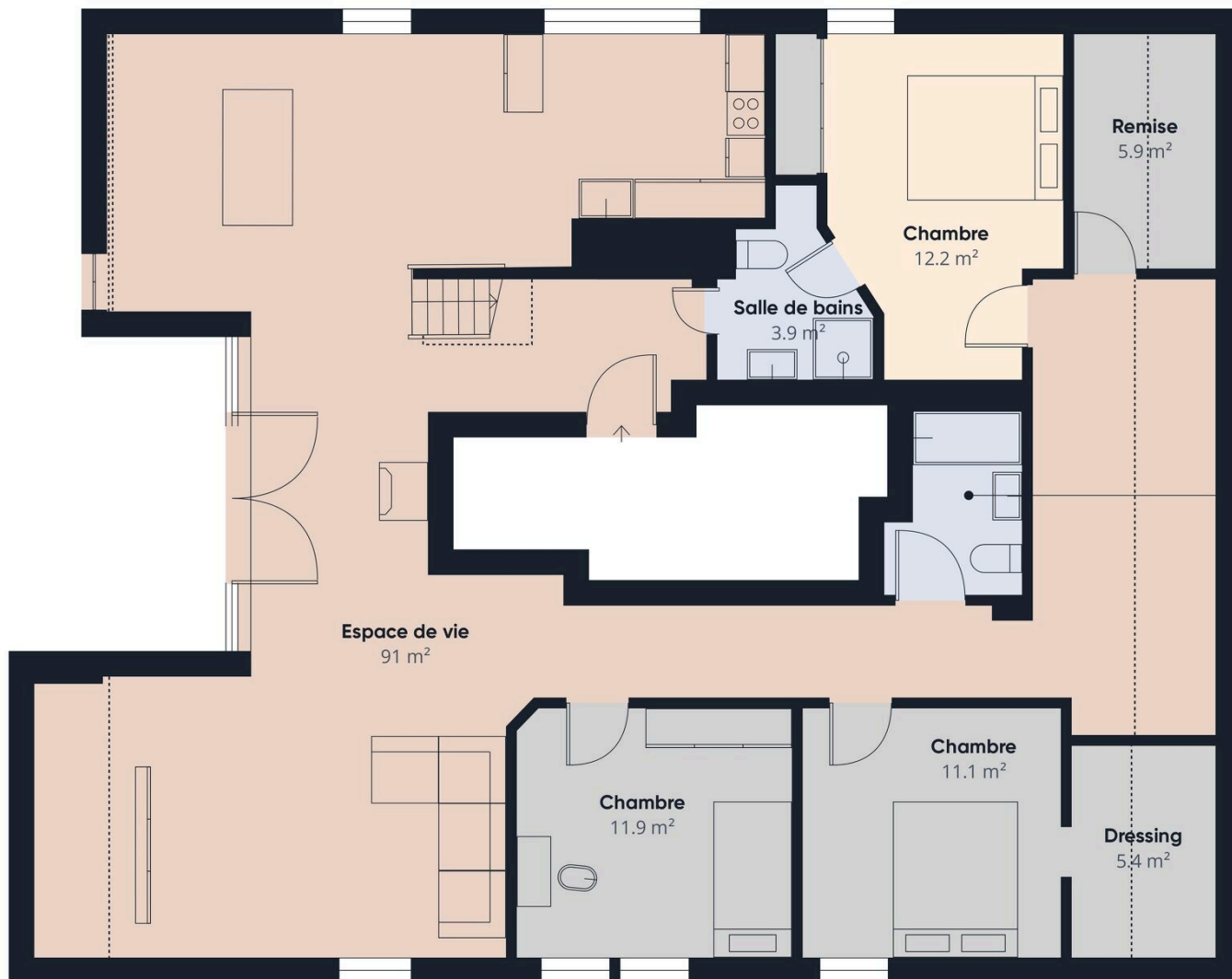
 369 m     5 min.     9 min.     2 min.

## STORES

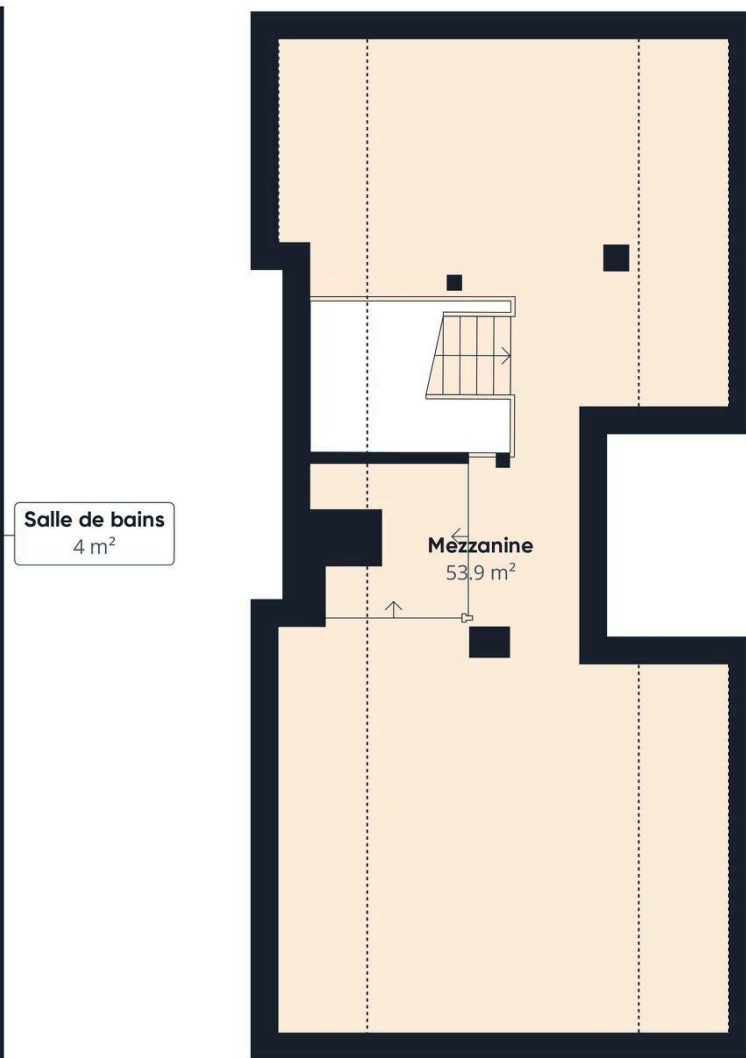
 501 m     8 min.     8 min.     4 min.

## 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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