

Appartement Prilly 49 m<sup>2</sup>

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PRIX DE VENTE : 905 218 €

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EXCLUSIVITÉ



## DESCRIPTION

### THE APARTMENT

The Lot Sonate is the ideal apartment for those seeking the essence of a grand villa in a compact and well-proportioned format. Located on the first floor of Villa Collonges, it offers 49.5 m<sup>2</sup> of living space, plus a 14.1 m<sup>2</sup> attic space that can be fully converted into an office, home theater, or studio. The 3-meter high ceilings, the southwest-facing living room, the balcony with views of Lake Geneva, and the original solid wood parquet flooring make this property a gem with unbeatable value for money in the Prilly area. The LEB tram stop is a 2-minute walk away, and the Flon district and the center of Lausanne are 10 minutes away.

Nestled in a verdant setting in Prilly, Villa Collonges is a work by Lausanne architect Jack Cornaz (1946) and is a listed Swiss heritage site. This exceptional renovation project enhances the elegance of the 1940s while incorporating leading contemporary standards: a state-of-the-art air-to-water heat pump, rooftop photovoltaic panels, triple glazing, fiber optics, and complete insulation. The 3-meter ceiling heights, moldings, woodwork, and original parquet floors are meticulously preserved, bearing witness to an architectural history that few residences can boast.

### HIGHLIGHTS

- 14.1 m<sup>2</sup> attic space — a versatile bonus room to be fully customized to your needs
- Lake Geneva views from the living room and balcony
- 3 m ceiling height — a feature usually reserved for larger properties
- 14.8 m<sup>2</sup> bedroom with original built-in wardrobes — views of the Cery forest
- Optimal size-to-price ratio — ideal for a first-time buyer or premium rental investment
- LEB train station 2 min away — Flon/Lausanne city center 10 min away without a car
- Villa Collonges, a listed Swiss heritage site — designed by Jack Cornaz (1946)
- Lake Geneva views from every apartment
- Original moldings, woodwork, and parquet flooring preserved
- Air-to-water heat pump + photovoltaic panels — outstanding energy efficiency
- Triple glazing, fiber optic internet, interior and roof insulation

- Premium communal basement: sauna, billiards room, wine cellar, bicycle/stroller storage
- Highway 3 km away · Schools 400 m away

#### ROOM-BY-ROOM DESCRIPTION

- Living/Dining Room — Southwest facing, solid wood parquet flooring, large windows, and an open-plan fitted kitchen. 3-meter ceiling height. View of Lake Geneva. Full of history and light.
- Open-plan Kitchen — Functional and fully equipped to the buyer's specifications: wooden cabinets, dishwasher. Seamlessly integrated into the living/dining room.
- Bedroom — 14.8 m<sup>2</sup>, bright thanks to two large windows overlooking the Cery forest. Large wardrobe and original built-in closets. 3-meter ceiling height.
- Attic (14.1 m<sup>2</sup>) — Bonus space that can be freely converted from the apartment: office, home theater, art studio, storage space. An additional room to create according to your needs.
- Bathroom — Bathtub or walk-in shower, as chosen by the buyer. Abundant natural light thanks to its high window.
- Balcony — Outdoor space off the living room with a bright view of Lake Geneva.
- Shared basement — Traditional wine cellar, billiard room, sauna, secure stroller/bicycle storage. Private cellar of 7.4 m<sup>2</sup>.

#### BASEMENT — COMMON AREAS OF THE RESIDENCE

The basement of the residence has been completely renovated to offer exceptional common areas, reserved exclusively for residents. These include a traditional wine cellar for aperitifs and social gatherings, a billiard room, a private sauna, secure stroller and bicycle storage, as well as private cellars for each apartment and the building's technical room. A level of service usually reserved for large residences.

Viewings are only permitted in the presence and/or with the prior agreement of Coldwell Banker Swiss Riviera. No document may be transmitted to third parties without authorization.

## CARACTÉRISTIQUES

Type de bien :      Appartement      Surface :      49.5 m<sup>2</sup>      NB de pièces :      2 rooms

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