

Appartement Prilly 50 m²



PRIX DE VENTE : 960 080 €

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EXCLUSIVITÉ



DESCRIPTION

THE APARTMENT

The Quatuor unit stands out with its exceptionally well-designed interior layout. Located on the first floor of Villa Collonges, this 2.5-room apartment offers 50.4 m² of living space with 3-meter ceilings, a 14.4 m² attic space that can be fully converted, and a kitchen that can be separated from the living room by sliding doors—a rare flexibility in this size. The southwest exposure, the balcony with views of Lake Geneva, and the preserved original materials give this apartment a distinctive character, ideal for a discerning first-time buyer or a premium rental investment. The LEB train station is a 2-minute walk away, and Lausanne-Flon station is 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

- 14.4 m² attic space — a bonus room that can be fully customized to your needs
- Kitchen with sliding doors — open to the living room or separate, the choice is yours
- Lake Geneva views from the balcony and living room
- 3 m ceiling height — a rare find in new construction
- Bedroom with original built-in wardrobes — views of the Cery forest
- 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 flooring, two windows with views of Lake Geneva. 3-meter ceiling height. Flexible layout to suit your needs.
- Kitchen — Fully equipped with options chosen by the buyer: wooden cabinets, dishwasher. Key feature: sliding doors allowing you to open or close the kitchen to the living room as needed — a welcoming open space or a separate area, the choice is yours.
- Bedroom — Bright thanks to two large windows overlooking the Cery forest. Large wardrobe and original closets. 3-meter ceiling height.
- Attic (14.4 m²) — Bonus space that can be freely converted from the apartment: office, home theater, art studio, storage. An additional room to create according to your needs.
- Bathroom — Equipped with a shower and fully furnished. Abundant natural light thanks to its high ceiling.
- Balcony — Outdoor space off the kitchen with a bright view of Lake Geneva.
- Shared Basement — Traditional wine cellar, billiard room, sauna, secure stroller/bike storage. Private cellar of 7.6 m².

BASEMENT — COMMON AREAS

The residence's basement 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 bike storage, as well as private cellars for each apartment and the building's technical room. A level of service typically reserved for larger residences.

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

CARACTÉRISTIQUES

Type de bien : Appartement Surface : 50.4 m² NB de pièces : 2 rooms



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