

Appartement Prilly 81 m<sup>2</sup>

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PRIX DE VENTE : 1 481 267 €

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EXCLUSIVITÉ



## DESCRIPTION

### THE APARTMENT

From the moment you step inside, the Lot Concerto reveals the very best of grand house architecture: generous proportions, 3-meter ceilings, and exceptionally fluid interior circulation, orchestrated by a magnificent central hallway. Located on the ground floor of Villa Collonges, this 3.5-room apartment offers 81 m<sup>2</sup> of living space, complemented by a terrace and a private garden of 136.7 m<sup>2</sup>. Its southwest exposure floods each living area with abundant natural light, extending to an unobstructed view of Lake Geneva. Just a two-minute walk from the LEB tram stop, the Flon district and the center of Lausanne are accessible in 10 minutes without a car. A truly unique property.

Nestled in a verdant setting in Prilly, Villa Collonges is a work by Lausanne architect Jack Cornaz (1946) and is listed as a 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

- Private garden of 136.7 m<sup>2</sup> — a rare luxury in Lausanne's urban setting
- 3 m ceiling height in every room — exceptional proportions
- Unobstructed views of Lake Geneva from the living room and master bedroom
- Central hallway with original floor-to-ceiling closets — a signature feature of a grand villa
- Private terrace directly accessible from the master bedroom
- 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 shared basement: sauna, billiards room, wine cellar, bicycle/stroller storage
- Highway 3 km away Schools 400 m away

#### ROOM-BY-ROOM DESCRIPTION

- Living/Dining Room — 3-meter high ceilings, southwest exposure, solid wood parquet flooring, and large bay windows. Unobstructed view of Lake Geneva. A living space where each hour of the day reveals a different light.
- Master Bedroom — A spacious and calming master bedroom, abundant natural light, large windows opening directly onto the private terrace with unobstructed views of Lake Geneva.
- Dressing Room — Adjoining the bedrooms, it retains the historical character of the property — 3-meter high ceilings, exceptional proportions — while offering contemporary functionality.
- Bedroom/Office — A bright and versatile room, ideal as an additional bedroom or workspace. Warm and inspiring atmosphere.
- Kitchen — Fully equipped according to the buyer's specifications, with wooden cabinets, dishwasher, and ample storage. Opens onto the exterior and the Cery forest.
- Terrace — A private outdoor space with unobstructed views of Lake Geneva. A natural extension of the living room, perfect for enjoying every season.
- Central hallway — Equipped with original floor-to-ceiling closets. Elegantly connects all the rooms — a hallmark of grand villas.
- Private garden — 136.7 m<sup>2</sup> fully landscaped with lawn, adorned with local plants and flowers. A rare luxury in the heart of Prilly.
- Shared basement — Traditional wine cellar, billiard room, sauna, secure stroller/bicycle storage. Private 12.4 m<sup>2</sup> wine cellar.

#### BASEMENT — COMMON AREAS OF THE RESIDENCE

The residence's basement has been completely renovated to offer exceptional common areas, reserved exclusively for residents. It features a traditional wine cellar for aperitifs and convivial evenings, 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 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.

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## CARACTÉRISTIQUES

Type de bien : Appartement Surface : 81.0 m<sup>2</sup> NB de pièces : 3 rooms

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**COLDWELL BANKER**  
**EUROPA REALTY**



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