

Appartement Prilly 91 m²



PRIX DE VENTE : 1 810 437 €

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EXCLUSIVITÉ

DESCRIPTION

THE APARTMENT

A truly exceptional family apartment, the Lot Symphonie is the most spacious unit in Villa Collonges. With 91.8 m² of living space spread over 4.5 rooms on the ground floor, its 3-meter high ceilings, its 63 m² south-facing terrace, and its 246.5 m² private garden, this property combines the advantages of a detached villa with the amenities of a prestigious residence. The south-facing aspect of the three living rooms, the large original fireplace, the preserved woodwork, and the phenomenal view of Lake Geneva create a unique atmosphere that no new construction can replicate. Just two minutes from the LEB tram stop, Lausanne-Flon is a 10-minute commute.

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

- Private garden of 246.5 m² — the largest in the residence
- 63 m² south-facing terrace with phenomenal views of Lake Geneva
- Large period fireplace in the living room — a unique feature, unavailable in new builds
- 3 m high ceilings — spaciousness worthy of a detached villa
- Lake views from the living room, dining room, and master bedroom
- Independent access to a bedroom/office — ideal for a professional
- LEB train station 2 minutes away — Flon/Lausanne city center 10 minutes by car
- Villa Collonges listed as a Swiss heritage site — designed by Jack Cornaz (1946)
- 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, billiard room, wine cellar, storage room Bicycles/Strollers
- Highway 3 km · Schools 400 m

ROOM-BY-ROOM DESCRIPTION

- Living Room — 3-meter high ceilings, solid wood parquet flooring, original woodwork, and large southwest-facing windows with views of Lake Geneva. The villa's grand fireplace is the centerpiece — creating an incomparable atmosphere for winter evenings.
- Dining Room — A dedicated room, positioned between the kitchen and living room. Lake Geneva view. One of this apartment's key features — perfect for entertaining in style.
- Master Bedroom — A bright and spacious master bedroom with two large windows opening onto a private 14.4 m² terrace. Lake Geneva view. Designed to be easily adaptable to your needs.
- Separate Bedroom/Office — A multi-purpose room with independent access to the apartment — ideal for a professional practice (office, reception area) or as a self-contained private suite.
- Dressing Room / Guest WC — Adjoining the bedrooms, customizable to the buyer's preference: large dressing room or guest WC.
- Kitchen — Fully equipped to the buyer's specifications, with wooden cabinets, dishwasher, and ample storage. Opens onto a dedicated shaded terrace with lake views.
- Bathroom — Bathtub or walk-in shower to the buyer's preference. Fully equipped. Separate WC for added convenience.
- Main Terrace — 63 m² facing south, with plants and a bright view of Lake Geneva. An exceptional outdoor living space.
- Private Garden — 246.5 m² fully landscaped with lawn, planted with native flowers and plants. The largest private garden in the residence.
- Shared Basement — Traditional wine cellar, billiard room, sauna, secure stroller/bicycle storage. Private 11.3 m² cellar.

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 convivial evenings, a billiard room, a private sauna, a secure stroller and bicycle storage area, as well as private cellars for each

apartment and the building's technical room. This level of service is typically reserved for larger residences.

Visits 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 : 91.8 m² NB de pièces : 4 rooms



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