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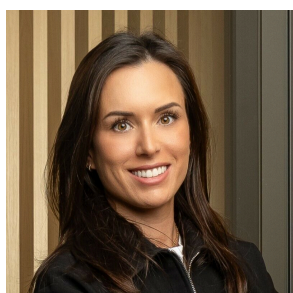
LAUSANNE



2.5 room 79.5 m² PPE with balcony
Near the city center

CHF 830'000.00

N° AP0184



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DESCRIPTION

Just a stone's throw from the town center, in a quiet, sought-after environment, this 2.5-room apartment boasts 79.5 m² PPE and a contemporary feel. Located in a 15-lot condominium, it offers a comfortable and functional living environment, with direct access to public transport, shops and everyday services.

An external parking space for two-wheelers completes this property.

Previously let, this property generated a net yield of around 2.09%, making it an attractive opportunity for an investor. Unoccupied, it would also be ideal for a future owner looking to move into a spacious, well-located and comfortable home

UPPER GROUND FLOOR

- Entrance hall with fitted cupboards 7.75 m², living room
- 35 m² living room
- Fully equipped kitchen 7.60 m² open to living room
- 14.90 m² bedroom
- Bathroom/WC, washbasin with laundry column

ANNEXES

- An outdoor parking space for two-wheelers and a cellar complete this property.

SPECIAL FEATURES

The apartment was previously rented under the following conditions:

Net rent: CHF 1,850/month

CHARACTERISTICS

Reference : AP0184

Number of rooms : 2.5

Number of bedrooms : 1

Number of bathrooms : 1

Location floor : Upper ground floor

Living area : 71.5 m²

PPE surface : 79.5 m²

Year of construction : 2014

Heating system : Gas, Distance heating

Domestic water heating system :

Gas, Distance heating

Availability : Immediately

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Service charges: CHF 200/month

Gross rent : CHF 2'050.-/month

On this basis, it generated a net yield of around 2.09%, representing an attractive opportunity for an investor

REMARKS

Share: 44/1'000

Lot 2 of PPE plans

Charges as per 2024 accounts:

PPE charges: CHF 190.70/month

Heating and hot water costs: CHF 105.10/month

Allocation to renovation fund: CHF 36.70/month

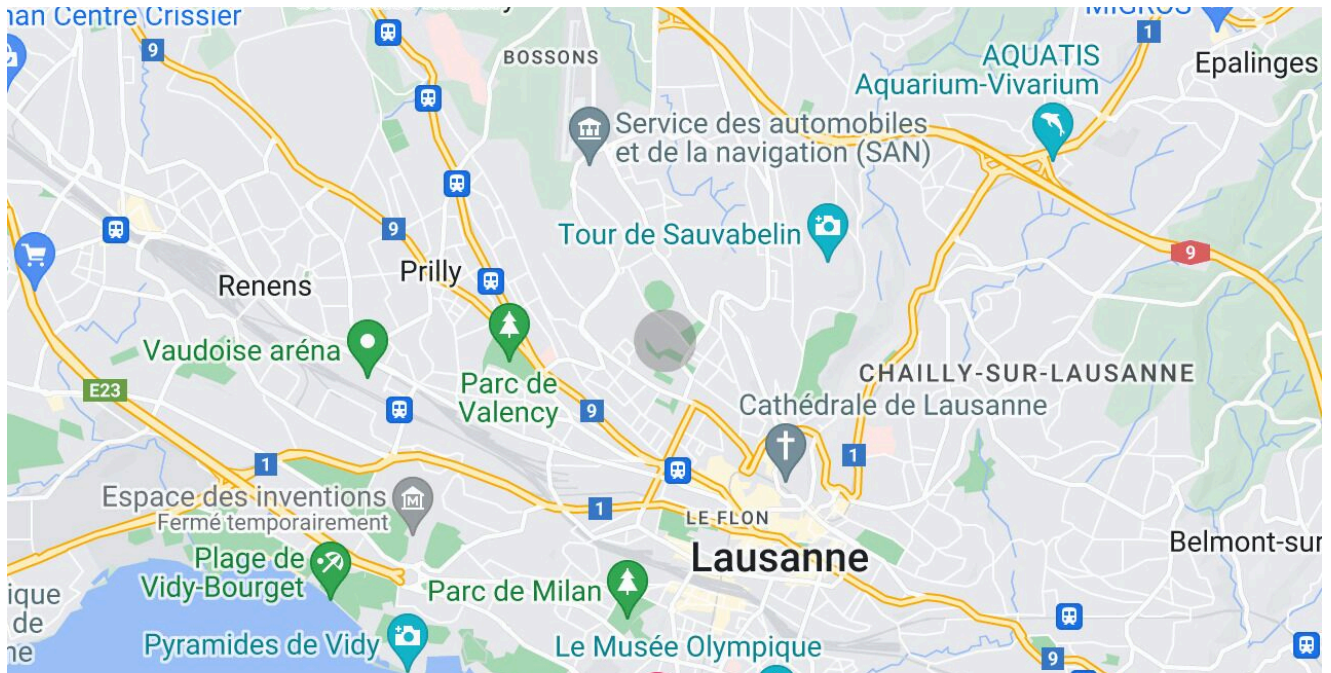
Total monthly expenses: CHF 332.50/month

Renovation fund balance at 31.12.2022: CHF 51,690.70

Accounts and minutes are available on request

CLAUDE DE NON-RESPONSABILITÉ

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LOCATION

- Quartier de la Violette 6, Lausanne
- The Palais de Beaulieu offers a wide range of cultural activities, including museums, theaters and libraries. Around its gymnasium, the sports facilities and cafés of this motley neighborhood are waiting to welcome you.
- Public transport: Public transport is easily accessible, with a bus stop (lines 1, 3 and 20) just a 3-minute walk away. Line 1 takes you to Saint-François, while line 3 takes you to Bellevaux and the station in no time at all. In addition, bus line 20 connects Lausanne Blécherette to the station.
- Schools: For students, the University of Lausanne is just 15 minutes away by car, while EPIC is only 10 minutes away.
- Shops: You'll also find a variety of amenities nearby, including grocery stores, bank, post office as well as pharmacies and restaurants, all within a 10-minute walk.
- Tax rate: 78.5
- Property tax: 1.50
- For further information, please visit the City of Lausanne website at www.lausanne.ch

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LOT 3
APPARTEMENT 2 PIECES
Surface habitable : 71.50 m2
Surface annexe : 5.05 m2

LOT 2
APPARTEMENT 2 PIECES
Surface habitable : 71.50 m2
Surface annexe : 5.05 m2

NIVEAU 0

QUARTIER DE LA VIOLETTE 6 - 1018 LAUSANNE
Constitution d'une PPE avant construction

Echelle 1/100 - format : A3 - date : 05.03.2012 - cf



23 AVR. 2013

13/02/2025

12/6/2021

43/02/2025