



SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

1080 Les Cullayes

CHF 1'950'000.-



260 m²



1202 m²



7.5



2



6



6



3

SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-

DESCRIPTION

Nestled in a **peaceful, rural setting**, yet close to Lausanne and major transportation routes, this single-family home enjoys a prime location in Les Cullayes.

Facing due south, it offers a **completely unobstructed view of the countryside and mountains**, remarkable natural light, and particularly spacious rooms.

The heart of the home revolves around a **spacious living room with a fireplace and a large open kitchen**, both of which open up to the outdoors. The living spaces flow naturally onto a **very large covered terrace**, which serves as a true extra room on sunny days—ideal for family meals and those summer evenings you'll want to linger over while taking in the view.

Built on a lot of approximately 1,202 m²—including a 759 m² garden — the property offers approximately 260 m² of living space and features **five bedrooms upstairs**, including a master suite, allowing everyone to enjoy their own space.

On the ground floor, a large additional multi-purpose room, featuring **its own restroom**, is accessible both from inside the house and via its **own entrance from the outside**. A separate guest restroom also completes this level.

The famous multi-purpose room—a space for guests or a home care provider, a game room, a home theater, an office for a side business, or even a rental bedroom to generate additional income: **this space easily adapts to your needs and the different stages of life**.

Outside, the tree-lined garden, the terrace, and the hot tub allow you to fully enjoy the peace and quiet, the privacy, and this exceptional view of the landscape.

A double garage, ample parking, a geothermal heat pump, underfloor heating, and solar panels round out the property.

A bright and spacious home, offering country living without sacrificing proximity to Lausanne.

It's up to you to unlock the full potential of its remarkable spaces!



SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-

CHARACTERISTICS

Reference: Atticalescullayesmaison

Number of rooms: 7.5

Number of bedrooms: 6

Number of bathrooms: 3

Living area: 260 m²

Surface of parcel: 1202 m²

Garden surface: 759 m²

Year of construction: 2005

Year of restoration: 2012

Heating system: Heat pump

Availability: To be discussed

CONTACT FOR VISITING

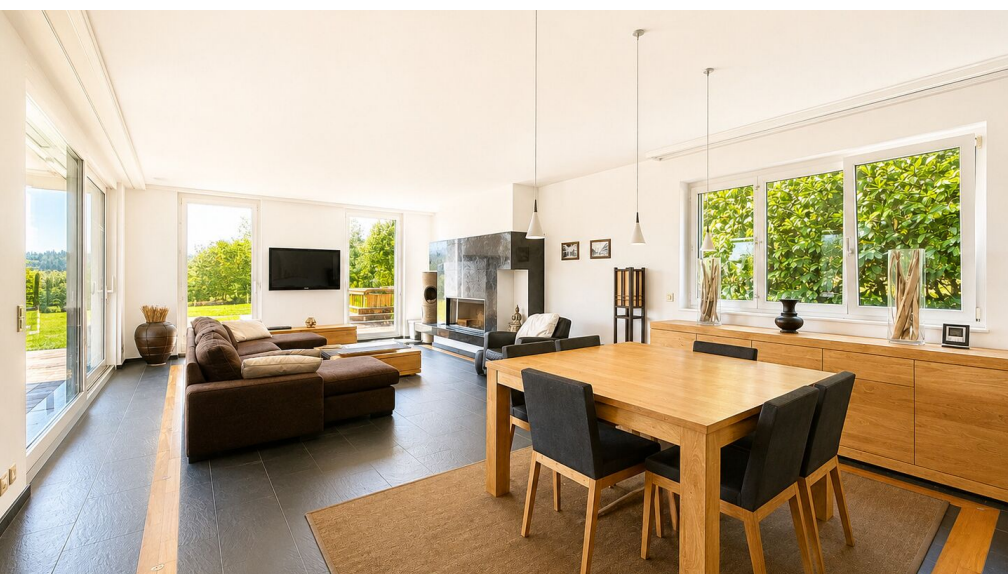
Attica Immobilier

Mr. Tassilo BOSCACCI

E-mail : t.boscacci@atticaimmobilier.ch

Phone : + 41 21 616 10 10

Mobile : + 41 79 588 06 96



SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-

DISTANCES

Train station	4.9 km
Public transports	130 m
Highway	8.2 km
Shops	3 km
Post	2.3 km
Bank	1.9 km
Restaurants	110 m

SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-

CHARACTERISTICS

Reference	Atticalescullayesmaison
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Number of terraces	1
Living area	260 m²
Surface of parcel	1202 m²
Garden surface	759 m²
Volume	1326 cbm
Year of construction	2005
Year of restoration	2012
Heating system	Heat pump
Heating installation	Floor
Availability	To be discussed

CONVENIENCES

Neighbourhood

- Village
- Villa area
- Residential area
- Bus stop
- Hiking trails

Outside conveniences

- Terrace/s
- Garden
- Quiet
- Shed
- Visitor parking space (s)
- Jacuzzi

Inside conveniences

- Garage
- Open kitchen
- Guests lavatory
- Built-in closet
- Fireplace
- Bright/sunny

Equipment

- Fitted kitchen

Floor

- Tiles
- Parquet floor

Orientation

- South
- East
- West

Exposure

- Optimal
- All day

View

- Clear
- Fields
- Forest
- Mountains

**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-



SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-





SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-





**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-





SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-



SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE LAUSANNE

CHF 1'950'000.-



**SPACE, LIGHT, AND THE COUNTRYSIDE JUST OUTSIDE
LAUSANNE**

CHF 1'950'000.-

