



DETACHED HOUSE IN CHAILLY WITH A FULL BASEMENT!

chemin de Village 65 | 1012 Lausanne | Reference : 6079669

CHF 2,350,000.-



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DETACHED HOUSE IN CHAILLY WITH A FULL BASEMENT!

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Detached villa with large garden and potential for expansion in Chailly-sur-Lausanne. A rare address in one of the most sought-after neighborhoods of Lausanne.

Located on the heights of Chailly-sur-Lausanne, in a particularly sought-after residential environment, this charming single-family villa enjoys a privileged living environment combining tranquility, greenery and immediate proximity to all amenities.

Built on a magnificent plot of over 900 m², this recently renovated property is as attractive for its current qualities as for its remarkable potential for development. Land of this size is now extremely rare in the residential areas of Lausanne, making this villa a unique opportunity for a family wishing to settle permanently in an exceptional living environment.

The house develops about 160 sqm of useful space on two levels, completed by a fully excavated basement with an independent entrance.

The ground floor accommodates a pleasant open kitchen extended by a large 12 m² dining room with direct access to a balcony. The 31 m² living room, bathed in natural light thanks to its large openings, opens onto a beautiful 12 m² terrace and a large wooded garden, creating a perfect continuity between the interior and exterior spaces. A shower room and toilet complete this level.

The first floor consists of four comfortable bedrooms, including a generous bedroom of approximately 15 m² with access to its own balcony. This offers

CHARACTERISTICS

Reference: **6079669**

Type: **Single family house**

Availability: **Immediate**

Rooms: **6.5**

Bedrooms: **5**

Bathrooms: **2**

Useful surface: **160 m²**

Ground surface: **900 m²**

Year of construction: **1943**

Latest renovations: **2026**

Parking spaces: **Yes, obligatory**

Heating type: **Fuel oil**

Heating installation: **Radiator**



excellent potential for the creation of an elegant master suite, followed by a bathroom with bath and toilet

A real added value of the property, the fully excavated basement has an independent entrance and offers many possibilities of arrangements, currently you will find there:

- 16 m² office or independent activity with two large windows
- Laundry room of 11 m²
- 4 storage rooms, cellar or workshop of approx. 30 m² in total

Beyond its current comfort, this property stands out for its land reserve, allowing you to consider an extension or transformation project according to your future needs. A rare opportunity in an area where large buildable plots have become exceptional.

Major renovation work was carried out this year 2026:

Complete renovation and redistribution of spaces in 2000:

- - Decloistering
- - Water supply and drainage, sanitary facilities
- - Electrical compliance
- - Tiled kitchen, parquet floors in the living room and bedrooms
- - Plastered walls and tiles in the sanitary facilities
- - Fitted kitchen
- - Separation of clear and waste water

Maintenance work carried out:

- - 2017 Tank Revision
- - 2018 Removal of moss and anti-moss treatment on the tiles
- - 2019 Repair of exterior slab joints, path and patio
- - 2019 Replacement of the upper cap of the heating chimney and grouting of the roof tiles
- - 2021 Upgrading of electrical entrance pipes in the basement

The property's assets:

Very sought-after residential area
Plot of more than 900 m² Recently renovated single
-family
house
5 bedrooms
Large tree-lined garden Full basement with separate entrance
Great potential for expansion Immediate
proximity to schools, shops and public transport
A few minutes from the city center of Lausanne

A rare property offering a privileged living environment and exceptional potential in one of the most beautiful areas of Lausanne.

For all visits, please contact us at 078 638 52 24 or at sg@les-vues-ch

At your service for 23 years!



CONTACT FOR VISITING

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CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Heating type	Fuel oil
Type	Single family house	Heating installation	Radiator
Reference	6079669	Condition of the property	Good
Rooms	6.5	Standing	Standard
Bedrooms	5	Ground surface	900 m²
Bathrooms	2	Useful surface	160 m²
Year of construction	1943	Parking spaces	Yes, obligatory
Latest renovations	2026		

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Garden
- Greenery

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen

EQUIPMENT

- Furnished kitchen
- Shower
- Bath



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INTERIOR VIEW





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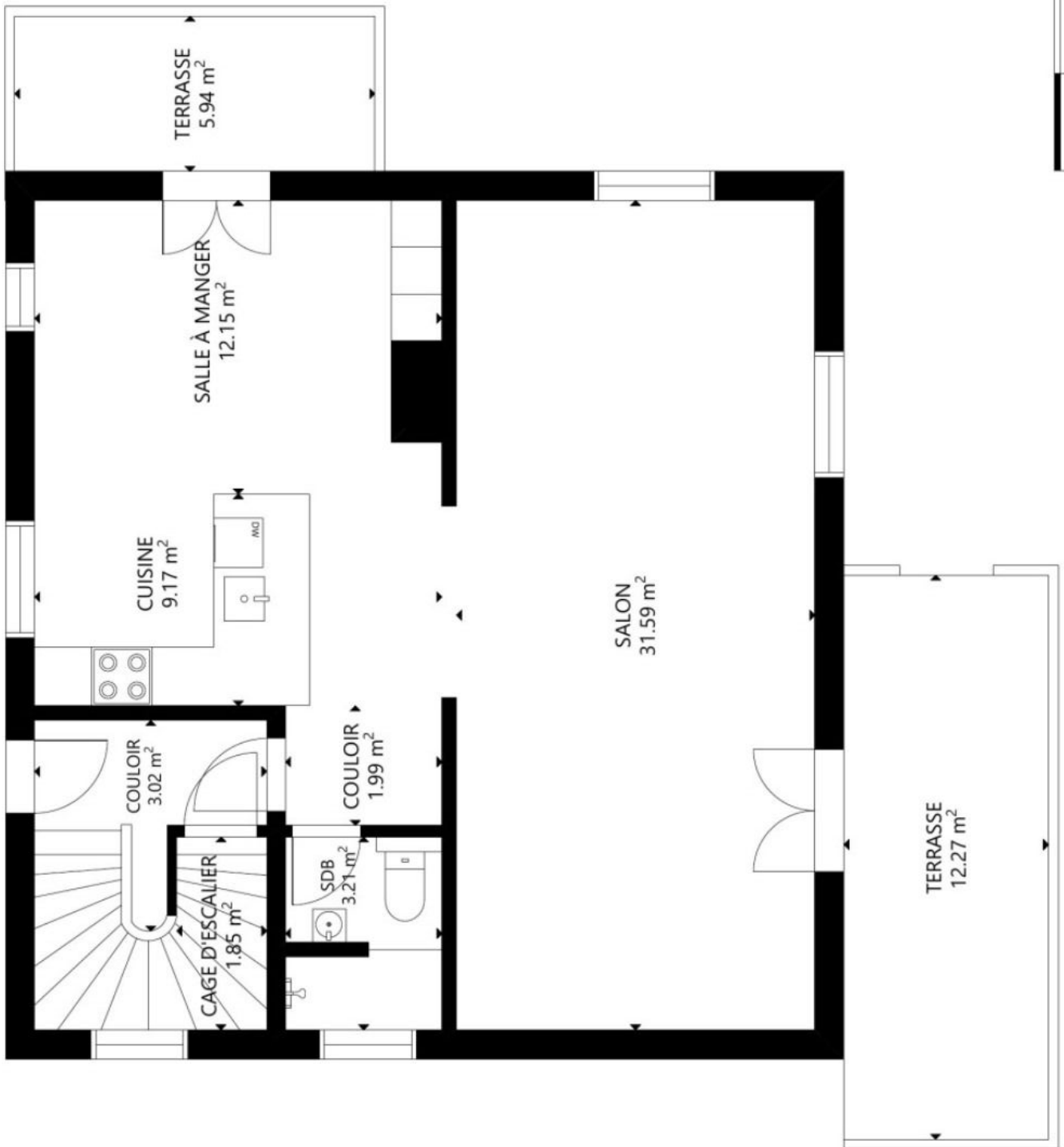
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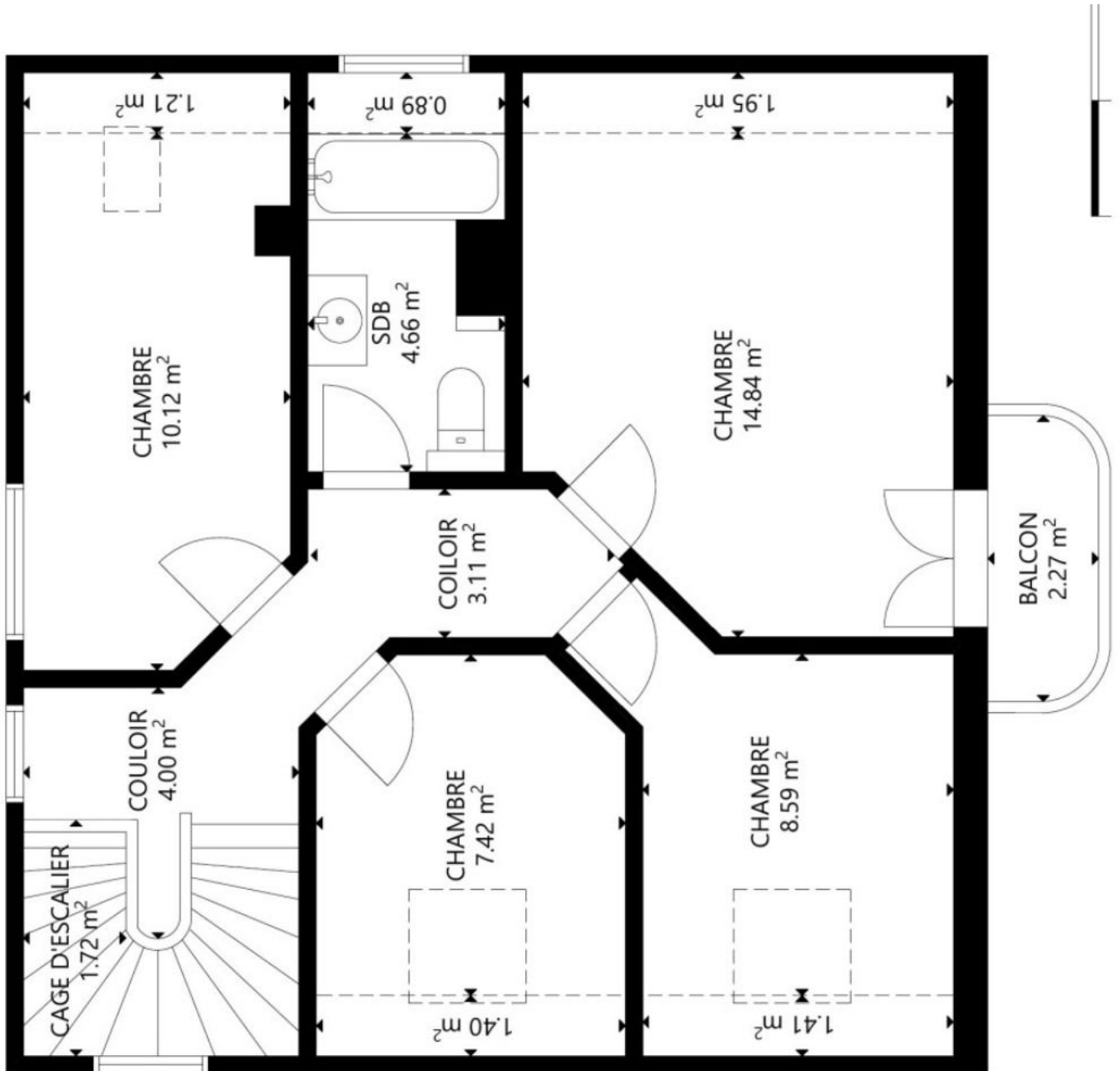
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PLAN





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