

# EPAUTHEYRES



Beautiful new family apartment just outside  
Yverdon!

**CHF 800'000.-**

Price of parking place(s) in addition



4.5



3



~121 m<sup>2</sup>

n° ref. **035838D**



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## SITUATION AND DESCRIPTION

Spacious new 4.5-room apartment - Top floor - Minergie P certified

In a peaceful, leafy setting in Épautheyres, very close to Yverdon-les-Bains, discover this superb 4.5 rooms located on the 2nd and last floor of a new building certified **Minergie P**, guaranteeing living comfort, energy efficiency and tranquility.

The building is set at the rear of the village, on the edge of an agricultural zone, offering a quiet environment with an **unobstructed view over the Orbe plain and the Jura**. It includes an elevator, **underground parking, bicycle room, common laundry, playground** and **private cellar** per apartment.

Technical information and equipment:

- Heating by **heat pump with geothermal probe**, ground distribution
- **Photovoltaic solar panels**
- **Double-flow ventilationflux** for optimum comfort
- **Triple-glazed PVC windows**
- **Electrically controlled blinds**

### Individual meters

- for electricity and heating

### Thermostats in each roomIntercom

- Private cellar with **lighting and electric socket**

This bright family apartment offers a smart layout without wasting space :

- An **entrance hall with wall cabinets**

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

- A **equipped kitchen open to the living area**, with **glazed bay window and access to balcony**
- A **parent's bedroom with private shower room** (shower and WC)
- **Two additional bedrooms**
- One **bathroom with bath and WC**
- **Private cellar**

Additional:

- **Two indoor parking spaces** (in addition to the sale price) at CHF 35'000.- each
- **A private cellar**

Don't hesitate to contact me to arrange a viewing of this beautiful apartment on 079 897 72 47!

**Only two more lots available - Réf. PPE : Lot 201**

**SURFACES**

Living area	~ 121 m <sup>2</sup>
PPE surface	~ 114 m <sup>2</sup>
Balcony Surface	~ 13.7 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	2nd floor
Communal tax	74 %

**DISTANCES**

Public transports	297 m
Primary school	2718 m
Stores	3224 m
Restaurants	2749 m

**DISTRIBUTION****Ground floor**

4 apartments: sold and delivered!

**1st floor**

4 apartments: sold and delivered!

**2nd floor**

2 apartments: last lots for sale!

**Basements**

- Garage
- Cellar
- Bike room



## LOCATION

The property is located at the rear of the village of Epautheyres, in the family residential area and on the edge of the agricultural zone.

No nuisance, nor any view of the Yverdon-Echallens cantonal road.

## MUNICIPALITY

Epautheyres is attached to the commune of Essertines-sur-Yverdon in canton de Vaud, located in the district of Gros-de-Vaud.

## CONSTRUCTION

Minergie P!

Full construction specifications available on request.

**INFORMATION**

Year of construction	2024
Heating installation	Floor
Heating system	Heat pump

**PROXIMITY**

- Village
- Green
- Bus stop
- Child-friendly

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Greenery
- Garage

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Bicycle storage
- Built-in closet
- Connected thermostat
- Triple glazing
- Bright/sunny
- With front and rear view
- Penthouse

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Electric blind
- Interphone
- Controlled ventilation
- Outdoor lighting

**FLOOR**

- At your discretion

**CONDITION**

- New
- under construction

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal

**VIEW**

- Nice view
- Clear
- Rural
- Jura

**FINANCIAL DATA**

Price	CHF 800'000.-
Price park. int. ②	CHF 70'000.-
Total price	<b>CHF 870'000.-</b>
Availability	immediately

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**STYLE**

- Modern

**STANDARD**

- Minergie® P













