

ORNY



Residence Clos des Pièces Turnkey villas

CHF 1'200'000.-

Price of parking place(s) in addition



5.5



4



~153.1 m²

n° ref.

041356.041356--



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Marie Charrière
+41 79 674 00 45
marie.charriere@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Located in a quiet, leafy residential setting in Orny, this new project offers two contemporary 4.5-room semi-detached villas with over 150 m² of living space. Their modern, bright design highlights generous living spaces, perfectly suited to the needs of a family seeking comfort and quality.

Each villa boasts a large open-plan living room, enhanced by a fully-equipped contemporary kitchen and extended by a spacious terrace of around 41 m², ideal for enjoying a peaceful outdoor setting. Upstairs are three bedrooms, including a master suite in the attic, offering remarkable volume, plenty of light and its own private bathroom.

A complementary independent space of around 40 m² is located on the lower level of each villa. Equipped with a bathroom and pre-equipped to accommodate a kitchen, it can be used in a multitude of ways: additional bedroom, self-contained studio, professional

space or accommodation dedicated to a guest or teenager. This space also benefits from a private terrace whose surface area varies between 12 and 18 m² depending on the villa.

The exteriors are completed by a carport and an additional parking space, offering great practicality for everyday use.

This project is now delivered and perfectly ready to welcome its new owners.

www.switzerland-sothebysrealty.ch

SURFACES

Living area	~ 153.1 m ²
Terrace surface	~ 42.8 m ²
Useful surface	~ 180 m ²

CHARACTERISTICS

Number of floors above ground	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Basements	1

DISTANCES

Public transports	305 m
Nursery school	2105 m
Primary school	2265 m
Secondary school	2265 m
Post office	1360 m
Bank	1810 m
Hospital	1925 m

DISTRIBUTION**Lower ground floor**

An independent room of approx. 40 m², complete with bathroom and opening onto a private terrace of approx. 18 m², offers numerous layout possibilities: additional bedroom, independent studio (pre-equipped for kitchen layout), space for a professional activity or accommodation dedicated to a teenager or guest.

Upper ground floor

A vast, light-filled living room featuring a contemporary, fully-equipped kitchen and dining area. Large bay windows extend the living space to a spacious terrace of approx. 41 m², ideal for enjoying fine weather in complete privacy.

1st floor

The upstairs hosts two comfortable bedrooms and a modern bathroom.

Under the roof

The converted attic is home to a sumptuous master suite, enjoying generous volume, plenty of light and a private bathroom.

Switzerland

Sotheby's
INTERNATIONAL REALTY



LOCATION

Orny is a charming commune in the Swiss canton of Vaud, north of the Morges district. Nestled at an altitude of around 470 meters, it lies in a peaceful, verdant setting near the Nozon River. It is just a few kilometers from La Sarraz and some 20 kilometers from Lausanne, giving it a strategic position between town and country.

Access to Orny is easy thanks to a good road network: the commune is close to the A1 freeway, which links Lausanne to Yverdon-les-Bains and Geneva. As for public transport, Orny is served by a number of bus routes, including MBC line 735, which connects it to Morges and neighboring towns. The nearest train station is at La Sarraz, around 1 km away, providing rapid rail links to Lausanne and Vallorbe. Integrated into the Mobilis Vaud network, the commune benefits from good connectivity while offering a quiet, pleasant environment.

MUNICIPALITY

Orny is a Vaudois village full of charm, nestled between countryside and heritage. The commune's charm lies in its tranquility and community spirit, driven by committed residents and dynamic associations such as the Jeunesse d'Orny and the Société du Four à Pain.

Local life is enriched by a number of local shops, including a self-service farm offering fresh, local produce. The village inn and grocery store add to the village's conviviality.

Education-wise, children are catered for in the school cluster with La Sarraz, with organized school transport. For the little ones, a kindergarten is also available.

www.switzerland-sothebysrealty.ch

Between rural traditions, basic services and a warm atmosphere, Orny is a village where life is good.

CONSTRUCTION

The heating system is based on high-performance heat pumps, ensuring optimum comfort and remarkable energy efficiency. Heat is distributed through the floor, guaranteeing even distribution throughout all rooms. Domestic hot water is also produced by this centralized system. Each dwelling is equipped with an individual manifold, enabling personalized heating management.

Finishings have been carefully selected in a modern, elegant spirit, to meet the most demanding expectations.

The full technical description and additional information are available on request.

OUTSIDE CONVENIENCES

A carport as well as an additional parking space.

REMARKS

On the lower ground floor is an independent bedroom of approx. 40 m², complete with bathroom and opening onto a private terrace of approx. 18 m². The necessary connections allow, if desired, to transform this space into a fully-equipped studio.

PROXIMITY

- Village

OUTSIDE CONVENIENCES

- Terrace/s
- Covered parking space(s)
- Parking

INSIDE CONVENIENCES

- Without elevator
- Cellar
- Server room
- Unfurnished
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Private laundry
- Bath
- Shower
- Optic fiber
- Electric blind
- Water supply
- Power supply
- Gas supply
- Building land connected
- Waste water connection

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Nice view
- Valley view

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 1'200'000.-

Availability

immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.











Résidence Clos des Pièces
1317 Orny, CH

Batch	Reference	Type	Rooms	Living surface	Terrace surface	Price	Status
041356-189	FOR SALE						
A	041356.041356-189.042900	Attached house	5.5	150.1 m ²	41.3 m ²	CHF 1'190'000.-	For sale
041356-Villa	FOR SALE						
B	041356.041356-190.042901	Attached house	5.5	153.1 m ²	42.8 m ²	CHF 1'200'000.-	For sale

Parking places:

Each villa has a covered parking space as well as an outdoor parking space.