

# GRANDCOUR



4.5 room semi-detached house with nice garden

**CHF 890'000.-**

Parking place(s) included



4.5



3



~130 m<sup>2</sup>

n° ref. **046037**



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## SITUATION AND DESCRIPTION

### **A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!"**

This semi-detached house enjoys a privileged location in a charming residential area of Grandcour. Set on a lovely green plot, it offers a calm and pleasant living environment, while remaining in the immediate vicinity of amenities.

On the first floor, the dwelling opens onto a functional entrance giving access to a shower room equipped with connections for a laundry column, as well as the utility room. The living space continues with a beautiful living room featuring a kitchen opening onto the dining room and living room. Thanks to its large picture windows, this space benefits from plenty of light and offers direct access to a pleasant covered terrace and garden, ideal for enjoying fine weather.

On the first floor, the house has three beautiful bedrooms offering good volumes, as well as a mixed shower room consisting of a bathtub and a walk-in shower.

Externally, the property benefits from two parking spaces as well as a storage box, which can also be used as a garage.

Grandcour is a commune appreciated for its peaceful, green living environment. It offers an ideal environment for families and those in search of tranquillity, while remaining well connected to regional centers thanks to public transport and proximity to major roads.

**SURFACES**

Living area	~ 130 m <sup>2</sup>
Surface of parcel	~ 303 m <sup>2</sup>
Terrace surface	~ 20 m <sup>2</sup>
Volume	~ 658 cbm

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Year of construction	2014
Year of restoration	2014
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump, Solar
Heating installation	Floor
Second home	Authorized
Outside parking place/s	2 included
Number of boxes	1 included
Communal tax	72 %
Real estate tax	1‰ of fiscal value
Parking places	Yes, obligatory

**ANNEXES**

- 2 outdoor parking spaces
- Garage box

**DISTANCES**

Public transports	156 m
Nursery school	1038 m
Primary school	5201 m
Secondary school	5264 m
College / University	6144 m
Stores	566 m
Post office	515 m
Bank	514 m
Hospital	5829 m
Restaurants	618 m

**DISTRIBUTION****Ground floor**

- Entrance hall
- Technical room
- Shower/laundry room
- Kitchen with island
- Dining room
- Living room

**1st floor**

- 3 bedrooms
- Mixed shower room



## CONSTRUCTION

Built in 2014, this home benefits from quality construction and high-performance technical equipment. Heating is provided by an air-to-water heat pump with underfloor heat distribution, guaranteeing optimal thermal comfort all year round while keeping energy costs under control. The installation is completed by two thermal solar panels contributing to the production of domestic hot water.

The property is presented in good general condition. The interior spaces, though functional, are in need of refreshment to bring them up to date and fully exploit the volumes and luminosity of the dwelling. The exterior fittings are also in need of refurbishment, offering excellent potential for personalization according to the desires of future owners.

## OUTSIDE CONVENIENCES

- Covered terrace

**PROXIMITY**

- Village
- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Sports centre
- Near a golf course
- Hiking trails
- Bike trail
- Soccer pitch

**OUTSIDE CONVENIENCES**

- Terrace/s
- Exclusive use of garden
- Quiet
- Box
- Visitor parking space(s)
- Built on even grounds

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Heating Access
- Swedish stove connection

- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Freezer
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Internet connection

**FLOOR**

- Tiles

**CONDITION**

- To be refurbished

**ORIENTATION**

- South
- West

**EXPOSURE**

- Good
- All day

**VIEW**

- With an open outlook
- Rural
- Garden

**FINANCIAL DATA****Price****CHF 890'000.-****Availability**

To be discussed

**Judicial form**

En nom propre

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Kitchen with island



Stay



Covered terrace



The property



Distribution hall



Bedroom



Mixed shower room



Bedroom



Bedroom



Shower room

1ER ETAGE



