

VALEYRES-SOUS-MONTAGNY



New penthouse on top floor with terrace and
mezzanine

CHF 1'180'000.-



5.5



4



170 m²

n° ref. **040421D**



Switzerland | Sotheby's International Realty
Rue de la Plaine 41, 1400 Yverdon-les-Bains

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SITUATION AND DESCRIPTION

Located in the village of Valeyres-sous-Montagny, just 4 minutes from the town of Yverdon-les-Bains, this elegant residence blends into a green and peaceful environment, in the heart of a sought-after sector of the canton of Vaud.

Realized with quality materials and meticulous finishes, the building offers an attic by occupying the top floor alone.

The apartment features generous volumes, high ceilings and plenty of natural light, including an entrance hall with built-in cupboards, a spacious living room with fireplace, an open kitchen with central island and direct access to a large terrace. A 40 m² mezzanine could be used as an office or relaxation area. The property comprises four bedrooms, including a master suite with dressing room and balcony, as well as two modern shower rooms.

This small condominium of four units guarantees calm and privacy thanks to an elevator leading directly to the apartment. A large cellar completes this property, as well as two additional covered parking spaces at CHF 30'000.- each.

Switzerland

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SURFACES

Living area 170 m²

CARACTERISTICS

Number of rooms 5.5

Number of bedrooms 4

Number of bathrooms 2

Location floor 3rd floor

DISTANCES

Public transports 30 m

Primary school 2000 m

Stores 1300 m

Restaurants 300 m

INFORMATION

Heating installation
Heating system

Floor
Heat pump

PROXIMITY

- Village
- Green
- Residential area
- Railway station
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Covered parking space(s)
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Unfurnished
- Connected thermostat
- Heating Access
- Fireplace
- Triple glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear

FINANCIAL DATA**Price****CHF 1'180'000.-****Availability**

immediately

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STYLE

- Modern

















