

BAVOIS



Large renovated house with two apartments!

CHF 1'480'000.-

Parking place(s) included



11



8



~300 m²

n° ref. **037986D**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Ideally located in the heart of the commune of Bavois, discover this property consisting of two large apartments, ideal for an investor or a large family wishing to settle in while preserving a certain independence thanks to the private entrances to each dwelling.

The apartments are duplexes and each comprise a spacious living area with a fitted kitchen, three bedrooms, an additional room that can be used as an office, two bathrooms with WC and a visitor's WC.

Externally, you'll enjoy a southwest-facing garden to the rear of the house to preserve calm and serenity.

A 50m² garage-box that can be converted for a professional activity and several outdoor parking spaces complete this property.

Do not hesitate to contact us for any further information or to arrange a viewing!

Switzerland

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SURFACES

Living area	~ 300 m ²
Surface of parcel	~ 482 m ²

CARACTERISTICS

Number of flats	2
Number of rooms	11
Number of bedrooms	8
Number of bathrooms	6
Year of construction	1800
Year of restoration	2024
Heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	4 included
Number of boxes	1 included
Total nb. of parkings	5 included
Construction zone	Zone village
Parking places	Yes, obligatory

ANNEXES

Garage Box suitable for professional use
Outdoor parking spaces
Cellar

DISTANCES

Public transports	296 m
Primary school	3021 m
Stores	1253 m
Restaurants	566 m



LOCATION

25' from downtown Lausanne
15' from Yverdon les bains

MUNICIPALITY

Bavois is a Swiss commune in the canton of Vaud, located in the Jura-Nord Vaudois district. The village of Bavois stretches from the Orbe plain to the Château, which overlooks the plain. To the south-east, on the upper slopes of the commune, lies the hamlet of Coudray.

PUBLIC TRANSPORT

Bavois station
Car Postal

CONSTRUCTION

Date of construction: 1800

PROXIMITY

- Village
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Parking
- Box
- Built on even grounds
- Middle house

INSIDE CONVENIENCES

- Box
- Open kitchen
- Guests lavatory
- Unfurnished
- Double glazing
- Bright/sunny
- Skylights
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen

- Connections for washing tower
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new
- Very good

ORIENTATION

- South
- West

EXPOSURE

- Good

VIEW

- Rural

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 1'480'000.-

Availability

To be discussed

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