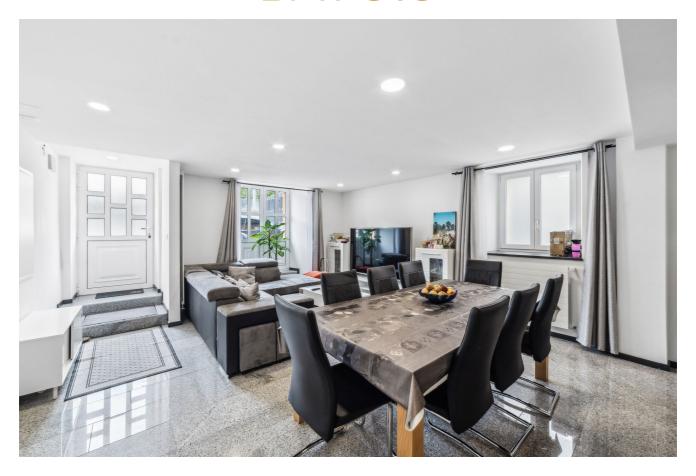
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BAVOIS



Large renovated house with two apartments!

CHF 1'480'000.-

Parking place(s) included







~300 m² n° ref. **037986D**



Switzerland | Sotheby's International Realty

Ruelle du Midi 2, 1040 Echallens

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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!

SURFACES

Living area $\sim 300 \text{ m}^2$ Surface of parcel $\sim 482 \text{ m}^2$

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 Availability CHF 1'480'000.-

To be discussed

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