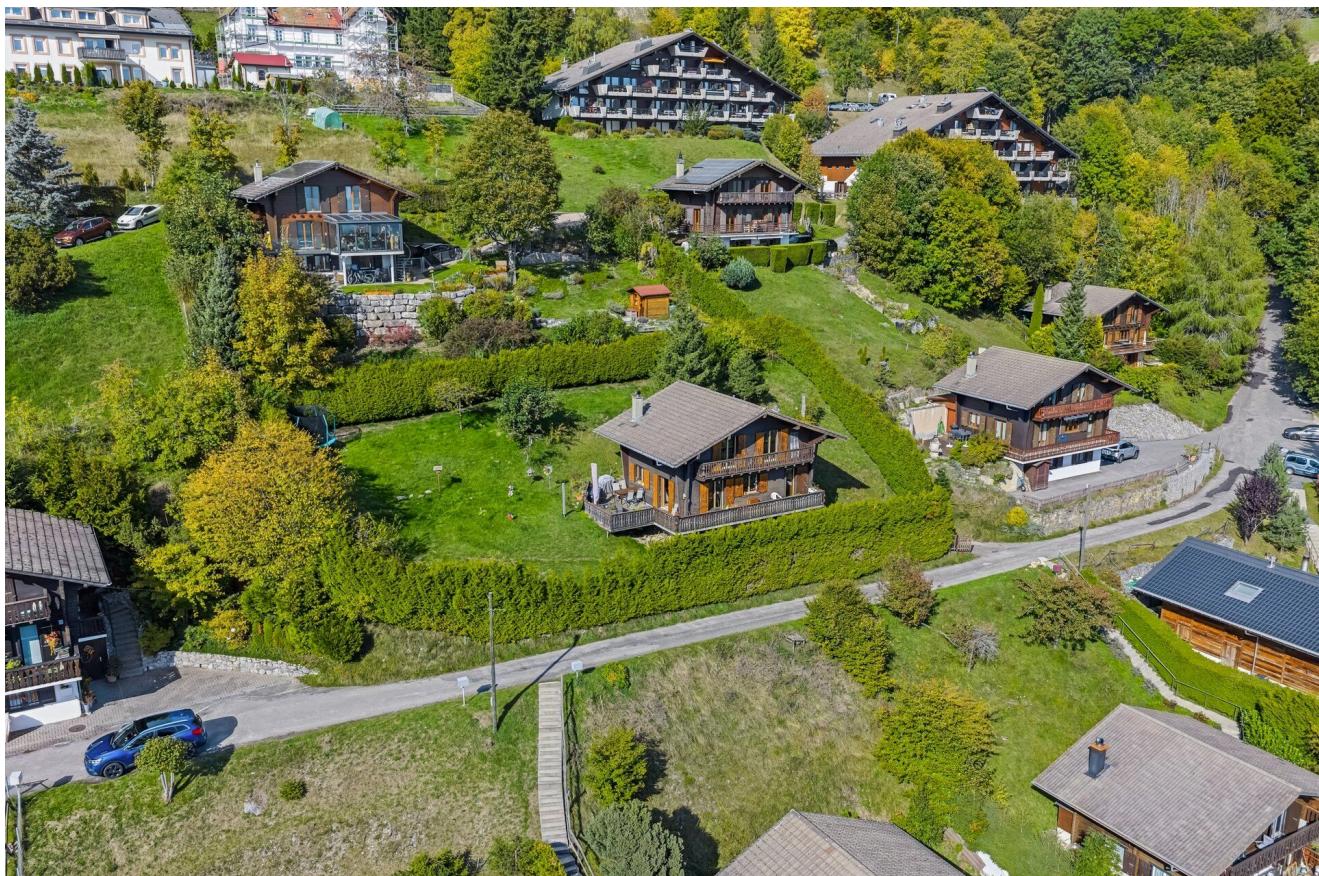


# STE-CROIX



Cosy chalet with panoramic views of the plain  
and the Alps

Parking place(s) included



5.5



4



~118 m<sup>2</sup>

n° ref. **042777**



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

**Natacha Ansermet**

+41 78 781 50 28

natacha.ansermet@swsir.ch



## SITUATION AND DESCRIPTION

Discover this charming chalet, **a true haven of peace where time seems to stand still**. Nestled in a lush natural setting, it invites you to escape from your daily routine. Imagine yourself enjoying a hot coffee on the terrace, lulled by the gentle song of birds and the caress of a light breeze.

**Arriving via the basement:** you'll find a large garage with its workshop area, a laundry room as well as a master bedroom including a beautiful en suite bathroom.

**On the ground floor:** a large hall will allow you to undress in the dry, followed by a large living room with its open kitchen and its well-equipped work island, then a nice dining area opening onto the living room and its Swedish stove.

**On the second floor:** a distribution of 3 bedrooms as

well as a bathroom / bath and shower will welcome you there.

Also, every nook and cranny of this chalet is imbued with **a warm and welcoming atmosphere**, where warm wood and elegant touches create the ideal setting for unforgettable moments. Whether you're looking for tranquility or wilderness adventures, this retreat is the perfect starting point for exploring breathtaking landscapes.

Let the promise of **cozy evenings by the fire**, romantic strolls under a starry sky, and memories etched forever seduce you, **a visit will make you fall under the spell of this unique place**, where every moment becomes a sweet escape. Don't miss the opportunity to discover this enchanting chalet, your next favorite is waiting for you!

## SURFACES

Living area	~ 118 m <sup>2</sup>
Surface of parcel	~ 905 m <sup>2</sup>
Garden surface	~ 778 m <sup>2</sup>
Terrace surface	~ 35 m <sup>2</sup>
Underground surface	~ 59 m <sup>2</sup>
Volume	~ 472 cbm
Ceiling height	~ 2.4 m

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	2
Year of construction	1982
Year of restoration	2018
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	2 included
Number of boxes	1 included
Construction zone	moyenne densité
Communal tax	70 %
Parking places	Yes, obligatory

## DISTANCES

Public transports	400 m
Primary school	1500 m
Stores	1500 m
Restaurants	1500 m

## PROXIMITY

- Village
- Green
- Mountains
- Lake
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Primary school
- Secondary school
- College / University
- Public swimming pool
- Tennis centre
- Ski resort
- Theatre
- Hospital / Clinic

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Quiet
- Greenery
- Garage
- Visitor parking space(s)
- Common pool
- Tennis court

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Jacuzzi
- Hammam
- Common pool
- Swedish stove
- Triple glazing
- Bright/sunny
- Exposed beams
- With character

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Steamer
- Fridge
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- WiFi
- Internet connection
- Outdoor lighting

## FLOOR

- Parquet floor
- Vinyl

## FINANCIAL DATA

### Price

### Availability

To be discussed

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

**CONDITION**

- Very good
- With extension possibility

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Panoramic
- Alps













