

LES RASSES



Wood-frame chalet with breathtaking
panoramic view

CHF 1'460'000.-

Parking place(s) included



6.5



3



224 m²

n° ref. **044422**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Welcome to this exceptional property, both tranquil and rejuvenating, to be discovered just a stone's throw from all amenities. A true haven of peace that promises a life filled with serenity and precious moments, in a setting where every day becomes pure happiness.

As soon as you arrive, you'll be greeted by a driveway lined with Jura-style trees. At the bend in the cobbled path, you'll discover a charming home with a host of features that will win you over at first glance.

The entrance, on the right of the house or via the adjoining garages, leads directly into a generous, bright living space. The kitchen, dining room and living room extend into a vast volume, ideal for entertaining family and friends in a warm and friendly atmosphere.

On the first floor, the layout is just as pleasant: here

you'll find three spacious bedrooms, each with its own character, including one equipped with a large dressing room. The perfect place to relax and recharge your batteries.

And that's not all: a full-size bathroom awaits you, with all the potential to become a veritable private spa, in which all you'll need to do is install your future sauna.

A separate WC completes the facilities on this floor, while **a cleverly laid-out hall offers multiple concealed storage spaces**, for seamless organization and a consistently polished interior.

In the basement, the space is transformed into a veritable playground for hobbyists and DIY enthusiasts. **Two workshops** dedicated to the maintenance of bikes, skis, machines and other equipment will enable you to indulge your passions.

The boiler room and hot water production equipment, as well as the oil/wood heating system, complete this offer by combining comfort and practicality.

This property is just waiting for you to put down your suitcases and live it to the full. Let yourself be seduced by its unique atmosphere

SURFACES

Living area	224 m ²
Surface of parcel	1135 m ²
Garden surface	844 m ²
Terrace surface	42 m ²
Garret surface	50 m ²
Underground surface	164 m ²
Useful surface	120 m ²
Volume	1326 cbm
Ceiling height	2.5 m

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	2
Number of terraces	2
Year of construction	2010
Year of restoration	2010
Heating system	Fuel oil, Groundwater heat pump, Wood Fuel oil,
Domestic water heating system	Groundwater heat pump, Wood
Heating installation	Floor
Second home	Non authorized
Number of boxes	2 included
Total nb. of parkings	5 included
Construction zone	très faible densité
Energy efficiency	C
Building envelope	B
Basements	1
Communal tax	70 %
Parking places	Yes, obligatory

DISTANCES

Public transports	350 m
Primary school	3600 m
Stores	3600 m
Restaurants	300 m

PROXIMITY

- Green
- Fog-free
- Shops/Stores
- Restaurant(s)
- Railway station
- Railway terminal
- Bus stop
- Primary school
- Secondary school
- Indoor swimming pool
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Theatre
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Quiet
- Public parking
- Garage
- Visitor parking space(s)
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Wheelchair-friendly
- Public parking
- Garage

- Eat-in-kitchen
- Open kitchen
- Jacuzzi
- Built-in closet
- Mosquito screen
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Steamer
- Warming drawer
- Fridge
- American Fridge
- Built-in coffee machine
- Connections for washing tower
- Shower
- Bath
- WiFi
- Thermal solar collector system
- Electric blind
- Controlled ventilation

FLOOR

- Tiles
- Laminated

FINANCIAL DATA

Price

CHF 1'460'000.-

Availability

To be discussed

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CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Garden
- Fields
- Forest
- Alps

STYLE

- Modern

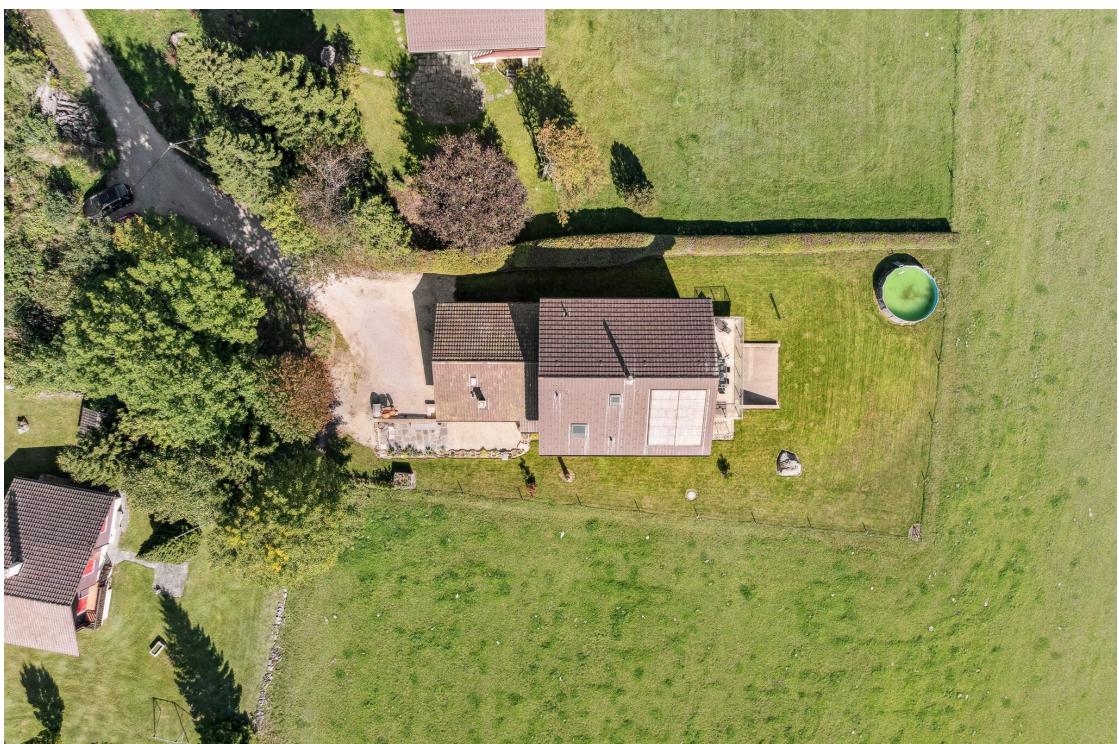
STANDARD

- Minergie®
- SNBS (Swiss Sustainable Construction Standard)

MISCELLANEOUS

- Not registered as Contaminated land

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