

# BIOLEY-MAGNOUX



Village XVI - Charming 4.5-room apartment  
with balcony

**CHF 670'000.-**

Price of parking place(s) in addition



4.5



3



~99.2 m<sup>2</sup>

n° ref. **033632L.**  
**RD**



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## SITUATION AND DESCRIPTION

Located in a green and peaceful environment, this magnificent 4.5-room apartment offers 99.2 m<sup>2</sup> of living space, complemented by an 8.1m<sup>2</sup> balcony, ideal for enjoying the outdoors to the full.

The residence, on a human scale, comprises 10 apartments benefiting from terraces, private gardens or spacious balconies.

Of superior standing, each unit has been designed with the utmost care to meet the expectations of its future occupants.

High-end finishes and generous volumes make this property perfectly suited to a family or couple looking for a comfortable, elegant living environment.

The apartment also features a parking space, ensuring convenient and secure parking for residents and their

visitors.

The co-owners also benefit from a vast communal garden as well as 39 spaces dedicated to bicycles.

The development benefits from a modern infrastructure designed for optimum living comfort, including waste management facilities and energy-saving equipment.

### **Construction works open!**

## **SURFACES**

Living area	~ 99.2 m <sup>2</sup>
Weighted Surface	~ 103.2 m <sup>2</sup>
Balcony Surface	~ 8.1 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	2nd floor

## **DISTANCES**

Public transports	180 m
Restaurants	65 m



## LOCATION

This 10-apartment residence is located in Bioley-Magnoux and offers a unique opportunity to live in a peaceful, high-quality environment, while enjoying easy access to the commune's amenities.

The development is 12 km from Yverdon-les-Bains and all its shops, 29 km from Lausanne and 50 km from Fribourg.

## MUNICIPALITY

The commune of Bioley-Magnoux is an ideal place to enjoy a tranquil living environment, while having access to numerous services and amenities. Nestled in the heart of the Vaud countryside, the commune offers an enchanting natural setting, with hiking trails, green spaces and diverse wildlife to discover.

Bioley-Magnoux also boasts a number of amenities, including a school, grocery store, bakery and public transport, ensuring easy access to neighboring towns.

## CONSTRUCTION

These magnificent apartments are built with quality materials. Future owners can choose specific options, as long as they fit in with the architectural and technical concept. Technical specifications and budgets can be provided on request.

The project's energy performance obviously meets current consumption criteria: PVC windows and patio doors with high-quality triple insulating glass, air/water heat pump, distributed underfloor heating, photovoltaic solar panels and thermostats.



The apartments are scheduled for delivery in early 2026.

## INFORMATION

Year of construction	2025
Heating installation	Floor
Heating system	Air to water heat pump

## PROXIMITY

- Village
- Restaurant(s)
- Bus stop
- Child-friendly

## OUTSIDE CONVENIENCES

- Covered parking space(s)
- Garage
- Carport

## INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Underground car park
- Garage
- Visitor parking space(s)
- Open kitchen
- Dressing
- Cellar
- Storeroom
- Unfurnished
- Built-in closet
- Triple glazing

- Bright/sunny
- Penthouse

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New
- under construction

## ORIENTATION

- South
- East

## EXPOSURE

- Good
- Morning

## FINANCIAL DATA

Price	CHF 670'000.-
Price park. int. ②	CHF 50'000.-
<b>Total price</b>	<b>CHF 720'000.-</b>
Availability	28.02.2026
Judicial form	PPE

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**VIEW**

- Nice view
- Clear





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