

LE SENTIER



NEW MINERGIE - Bright 3.5p, open view and
central location

CHF 690'000.-

Parking place(s) included



3.5

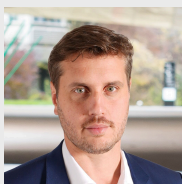


2



~102 m²

n° ref. **043463**



Switzerland | Sotheby's International Realty
Ruelle de Midi 2, 1040 Echallens

Damien Breton
+41 79 860 78 19
damien.breton@swsir.ch



SITUATION AND DESCRIPTION

Located in the center of town, a stone's throw from all amenities and watchmaking factories, this attractive 3.5-room apartment enjoys a privileged location close to Lac de Joux. It offers a pleasant unobstructed view of nature, while remaining close to everything.

The convivial living room incorporates a modern open kitchen with a central dining island, giving direct access to a large southwest-facing balcony - ideal for taking full advantage of the sun, without vis-à-vis. The apartment includes a comfortable master suite as well as a second bedroom. The second shower room is equipped with a washing column, as well as a guest WC for added convenience.

The layout is functional, the volumes well thought out, and the finishes quality.

An indoor parking space completes this property.

This Minergie building is equipped with photovoltaic panels with a heat pump.

Full file available on request.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	~ 102 m ²
Useful surface	~ 105 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	1st floor

DISTANCES

Public transports	200 m
Primary school	2000 m
Stores	300 m
Restaurants	300 m

Switzerland

Sotheby's

INTERNATIONAL REALTY

INFORMATION

Year of construction	2024
Heating installation	Floor
Domestic water heating system	Solar
Heating system	Heat pump

PROXIMITY

- City centre
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Horse riding area
- Near a golf course
- Ski piste
- Bike trail
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Heating Access
- Triple glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Oven
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower
- Photovoltaic panels
- Optic fiber
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

FINANCIAL DATA

Price

CHF 690'000.-

Availability

immediately

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

www.switzerland-sothebysrealty.ch

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- In the evening

VIEW

- Clear
- With an open outlook
- Lake
- Mountains

STANDARD

- Minergie®













