

CONSTANTINE



Résidence Les Jardins - Last lot in new construction !

CHF 520'000.-

Price of parking place(s) in addition



3.5



2



~92 m²

n° ref. **21569LR**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

The "Résidence Les Jardins" consists of a new building with 7 flats of 2.5 to 4.5 rooms and a renovated farmhouse with 5 flats of 3.5 rooms.

The properties have living areas ranging from 47 m² to 118 m² and have been built with modern, high-quality materials.

Extremely bright and with a strong character, these new/renovated flats with interesting volumes can meet the expectations of a young couple, a family or seniors depending on their needs. Each home is designed to provide maximum comfort and convenience for its occupants: a convivial kitchen opening onto the dining area, a spacious living room and large picture windows.

The terraces, balconies and gardens benefit from the generous outdoor exposure to the surrounding

countryside and the sunshine.

The finishing touches are up to the buyers, allowing you to bring your personal touch and good taste to your future home.

Each flat benefits from 2 outdoor parking spaces at a cost of CHF 15'000 per space, in addition to the sale price.

In the heart of Vully, near Avenches, the village of Constantine is part of the magnificent 3 lakes region, hence the name of the Vully-les-lacs commune, which is opening up to residential development and offers the advantages of a quiet, healthy country life. Schools, public transport, rapid access to the motorway network and proximity to city centers are the major assets of this project.

SURFACES

Living area	~ 92 m ²
Weighted Surface	~ 96.5 m ²
Balcony Surface	~ 9 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of balcony	1
Location floor	Under the roof
Communal tax	0.67 %

DISTANCES

Station	4405 m
Public transports	230 m
Freeway	7100 m
Primary school	2400 m
Secondary school	6300 m
Secondary II school	12800 m
Stores	1800 m
Post office	1800 m
Bank	1800 m
Hospital	12165 m
Restaurants	1200 m



CONSTRUCTION

These magnificent residences are built with quality materials. Future owners can choose specific options, as long as they fit into the architectural and technical concept. These choices are subject to a value-added calculation. Depending on the economic environment influencing the conditions of the service providers, the prices may be subject to change. Technical modifications can be made without prior notice.

The energy performance of the project obviously meets the current criteria for consumption: PVC windows and French windows with high-quality insulating glass, heat pump with geothermal probe, underfloor heating and thermostats. In addition, connections for washing column are installed in each apartment.

A cellar per apartment and a bicycle room are available to the future owners.

INFORMATION

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

PROXIMITY

- Village
- Green
- Lake
- Beach
- Marina
- Vineyard
- Restaurant(s)
- Bus stop
- Child-friendly
- Near a golf course
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Lift/elevator

- Open kitchen
- Separated lavatory
- Dressing
- Cellar
- Built-in closet
- Double glazing
- Bright/sunny
- Penthouse
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Interphone
- Ventilation
- Outdoor lighting

FLOOR

- At your discretion
- Tiles
- Parquet floor

FINANCIAL DATA

Price	CHF 520'000.-
Price park.ext @	CHF 30'000.-
Total price	CHF 550'000.-
Availability	To be discussed
Judicial form	En PPE

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CONDITION

- New
- Renovated
- under construction
- In renovation

ORIENTATION

- South
- West

EXPOSURE

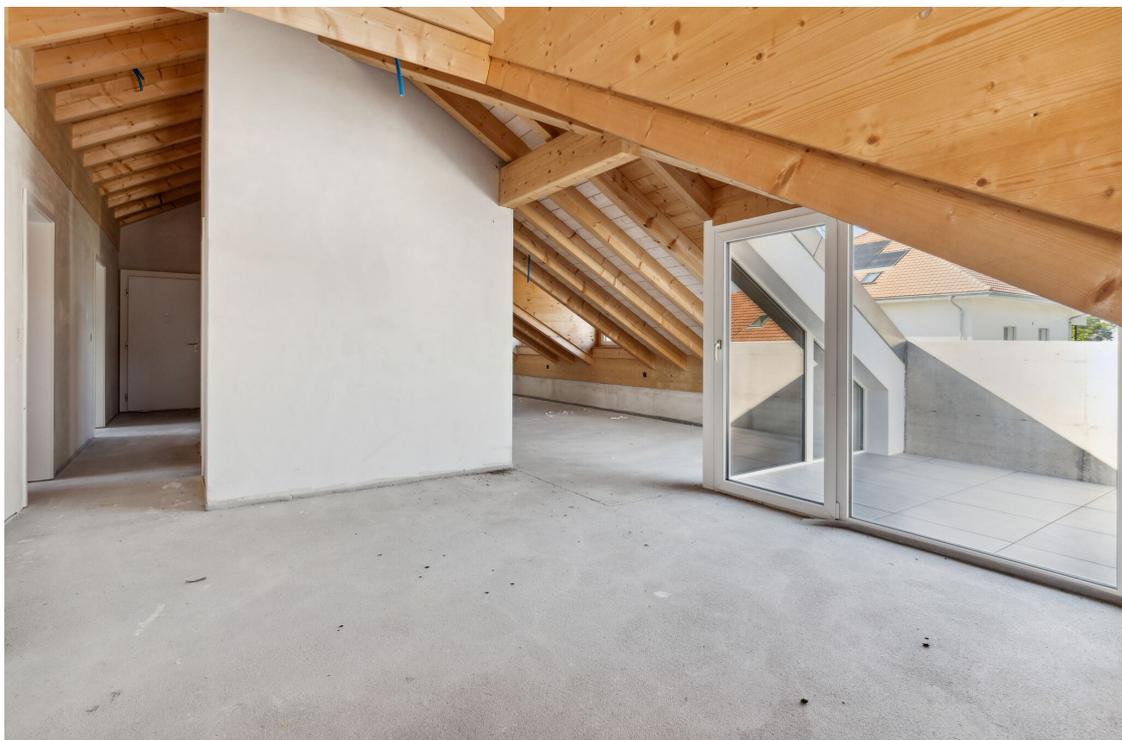
- Optimal
- All day

VIEW

- Rural

STYLE

- Modern





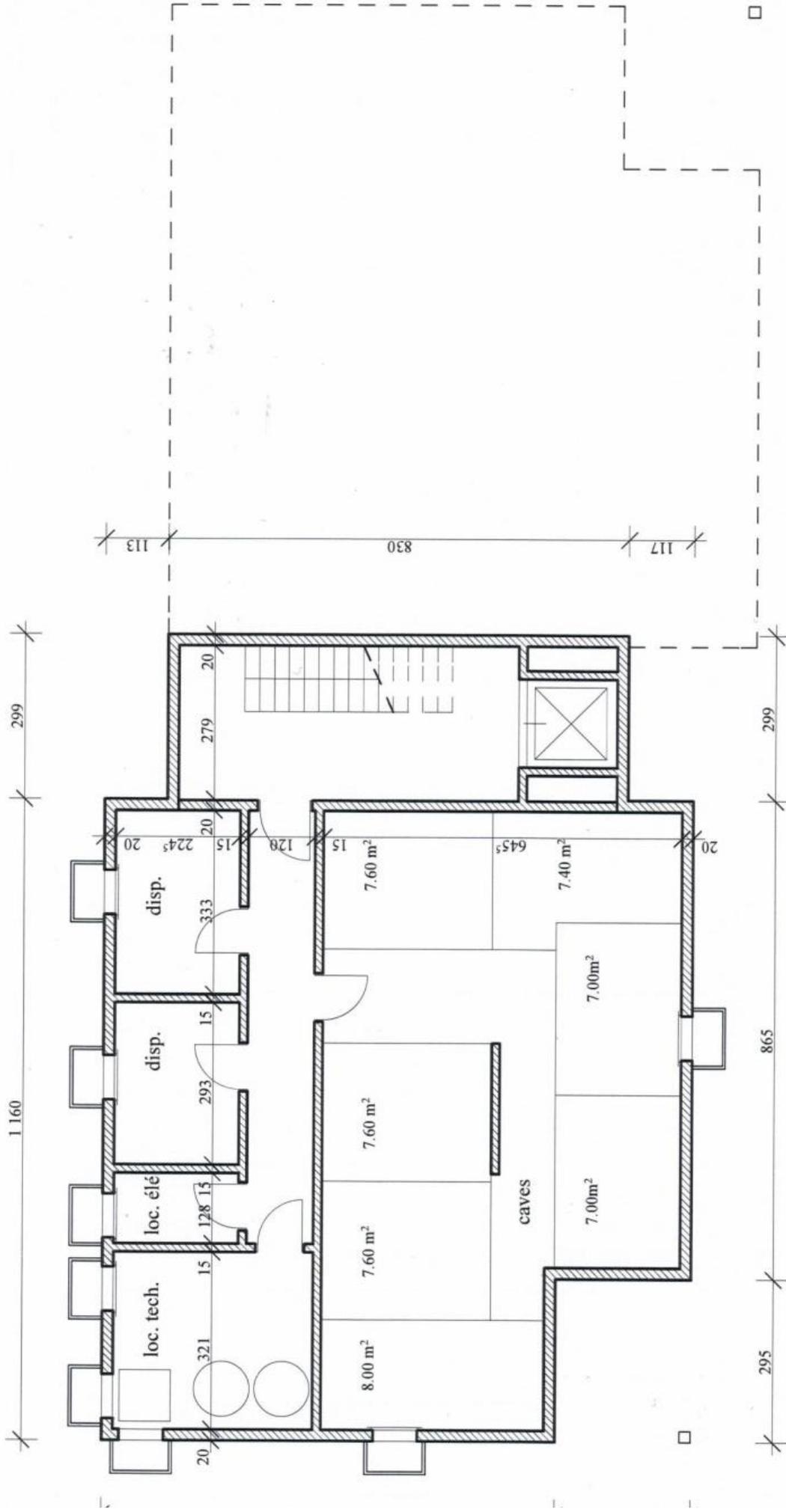




Implantation

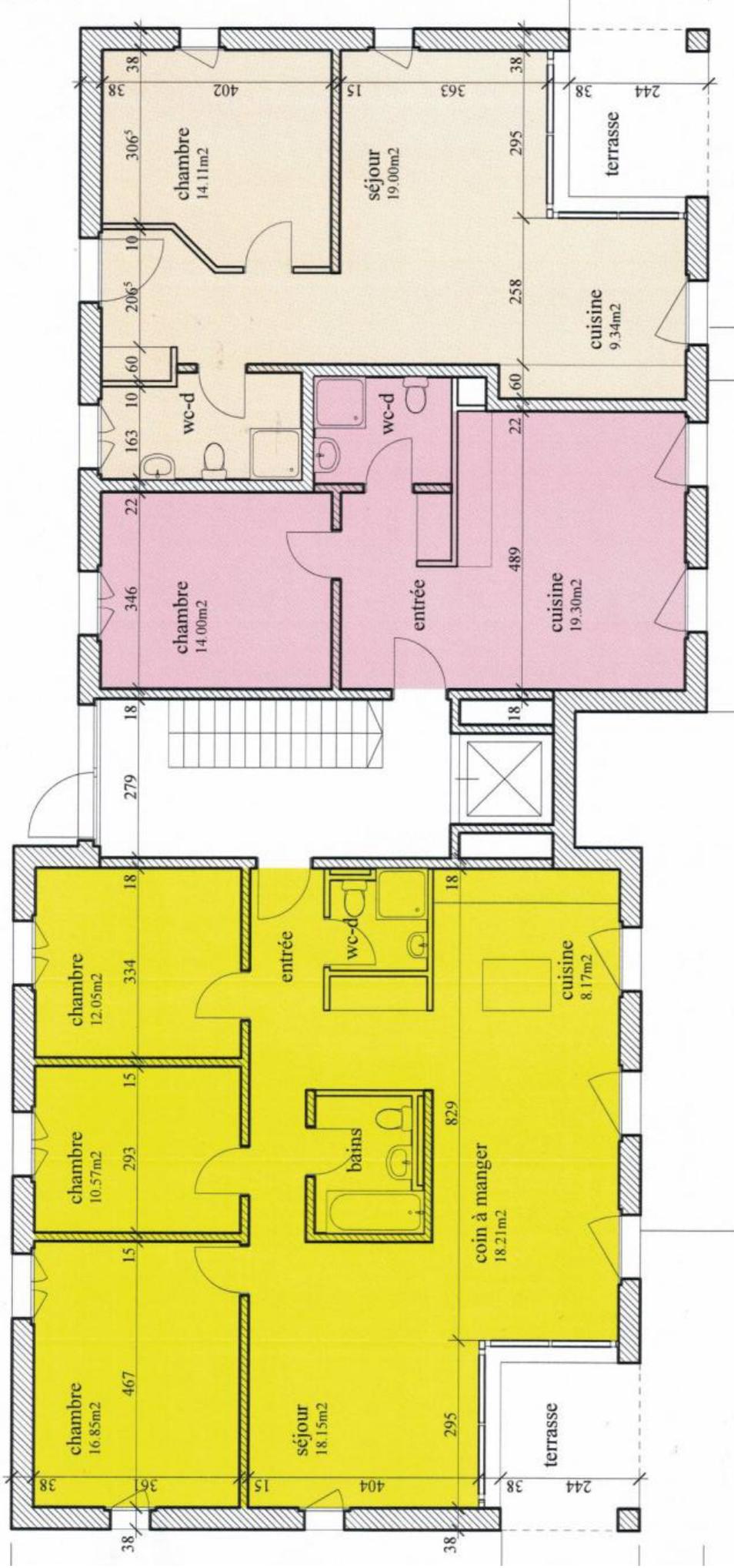


Bâtiment A / Sous-sol



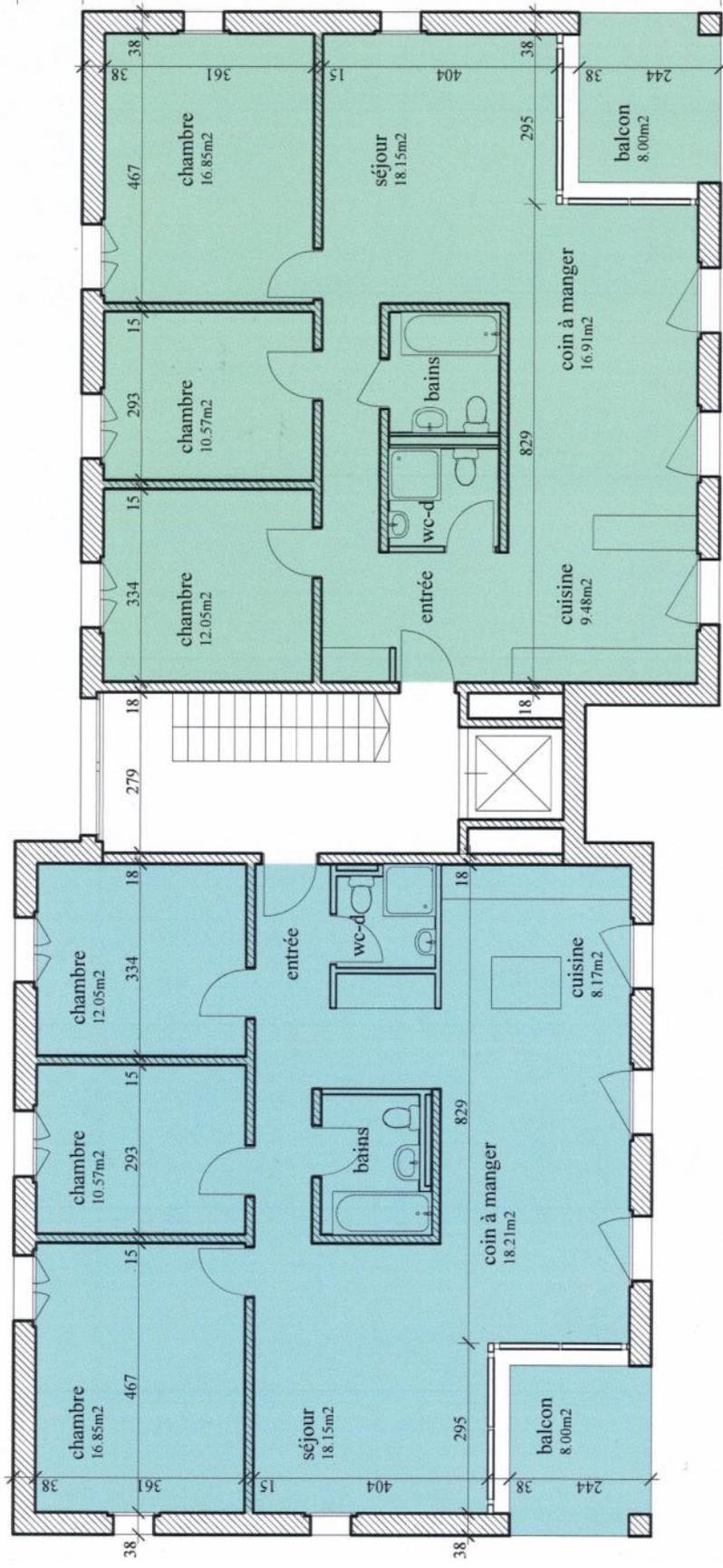


Bâtiment A / Rez-de-chaussée





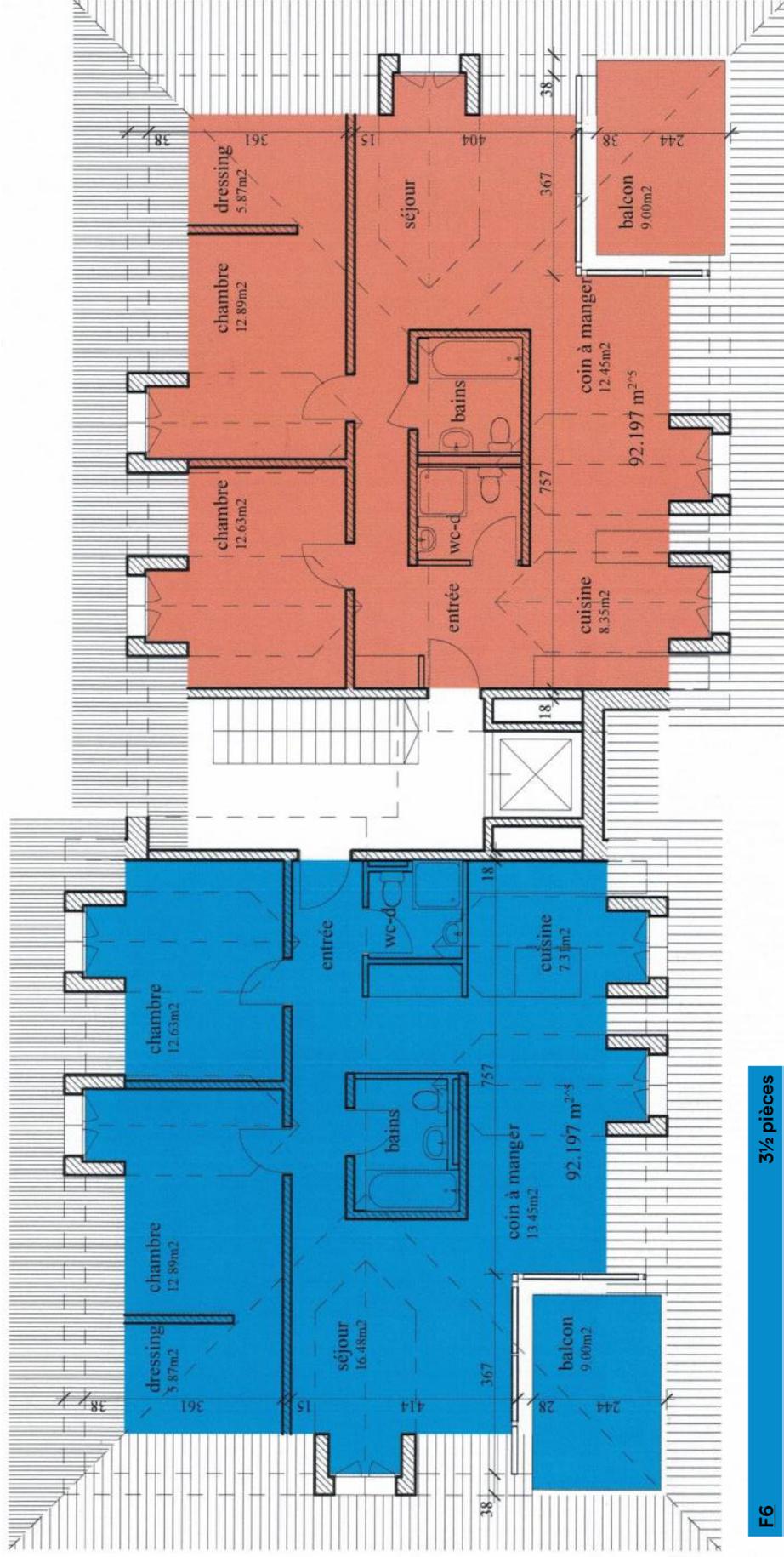
Bâtiment A / 1^{er} étage



D4	4½ pièces	
Surface habitable	Surface balcon	Surface de vente
108 m ²	8 m ²	112 m ²

E5	4½ pièces	
Surface habitable	Surface balcon	Surface de vente
108 m ²	8 m ²	112 m ²

Bâtiment A / Combles

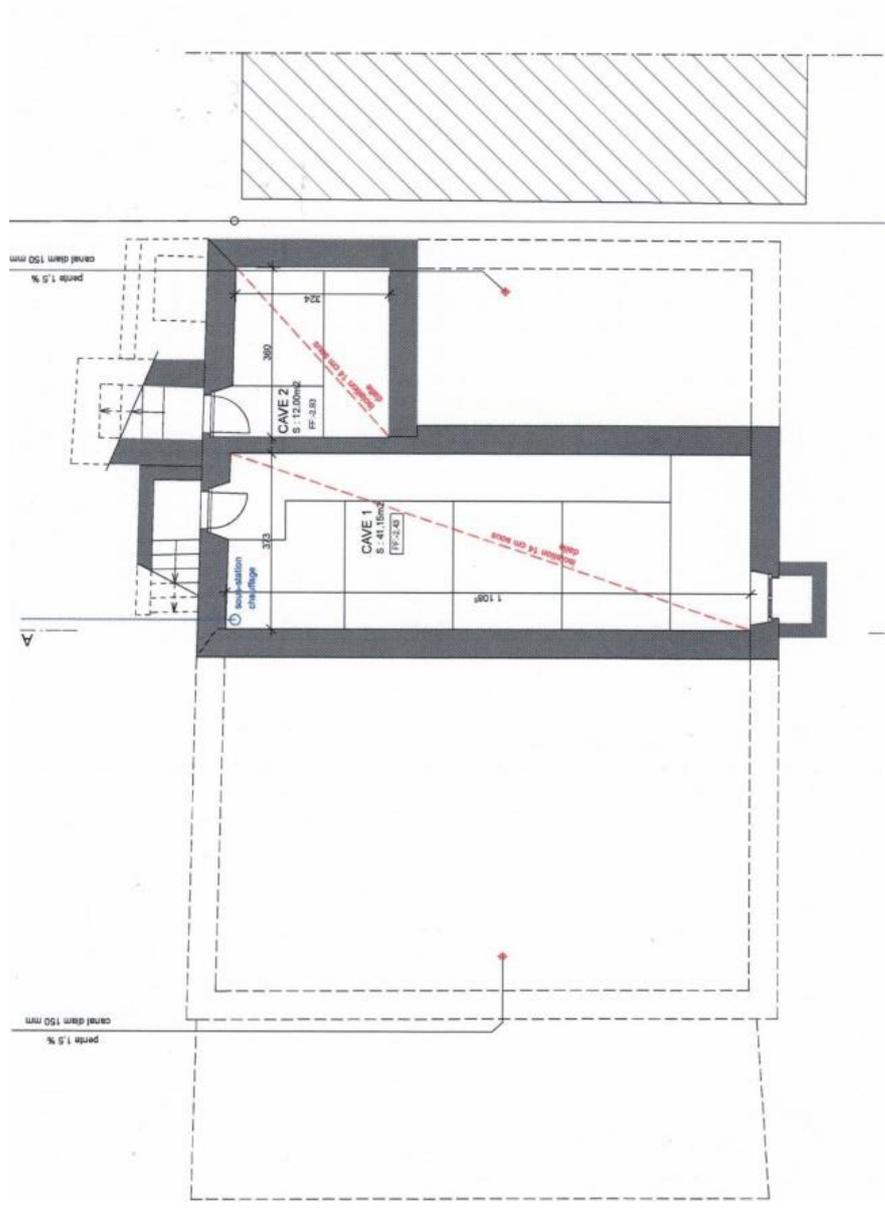


F6	3½ pièces
Surface habitable	Surface de vente
92 m ²	96.5 m ²

G7	3½ pièces
Surface habitable	Surface de vente
92 m ²	96.5 m ²

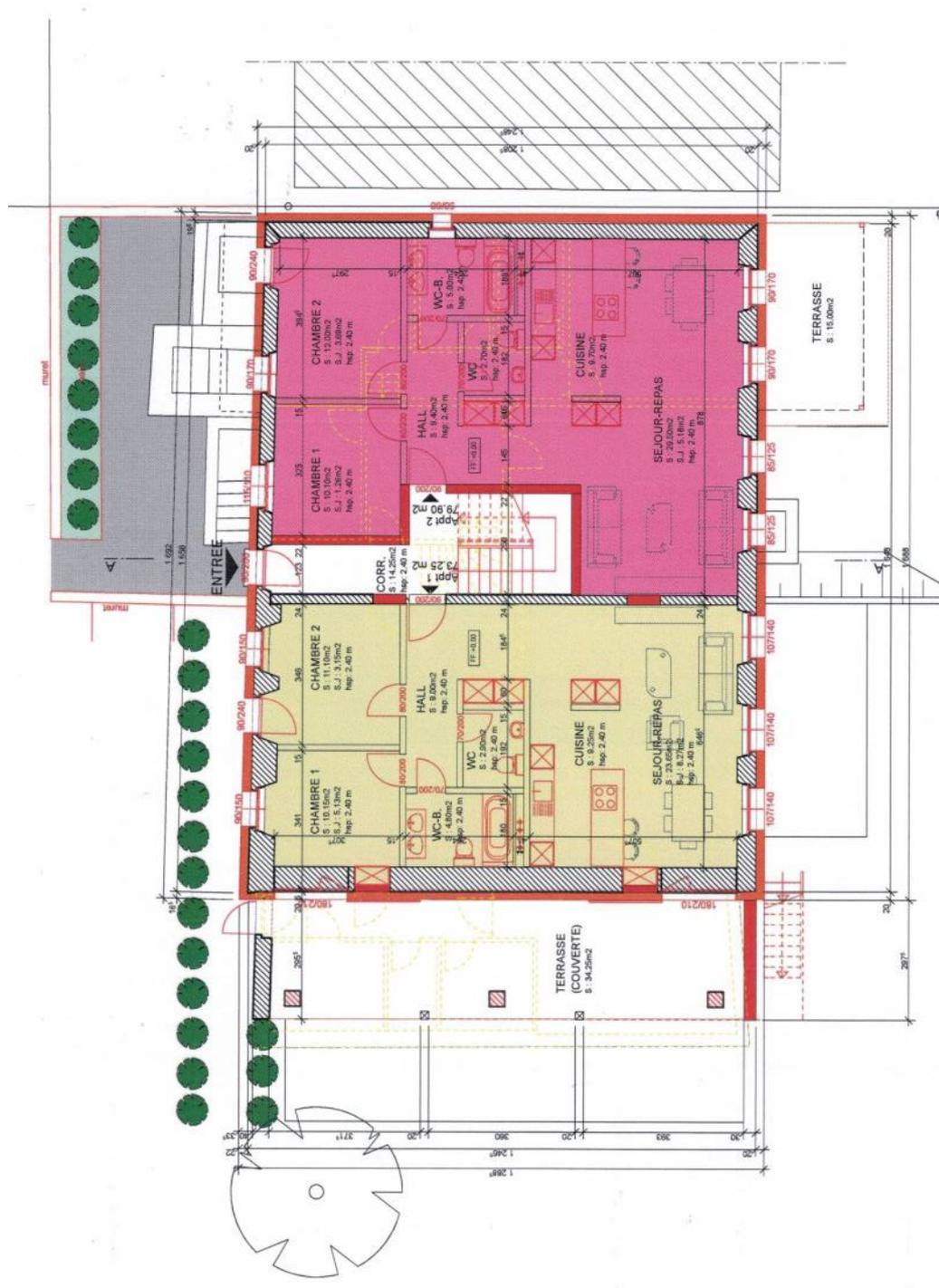


Bâtiment B / Sous-Sol



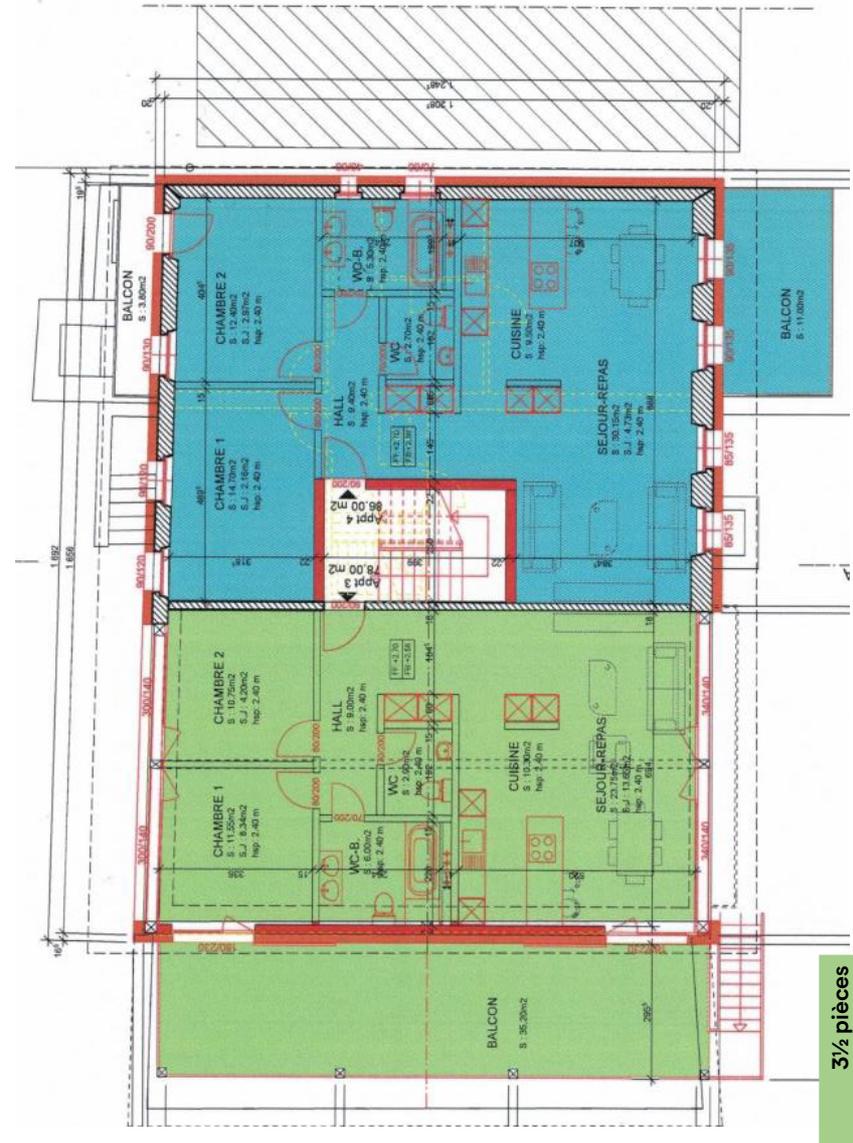


Bâtiment B / Rez-de-chaussée





Bâtiment B / 1er étage

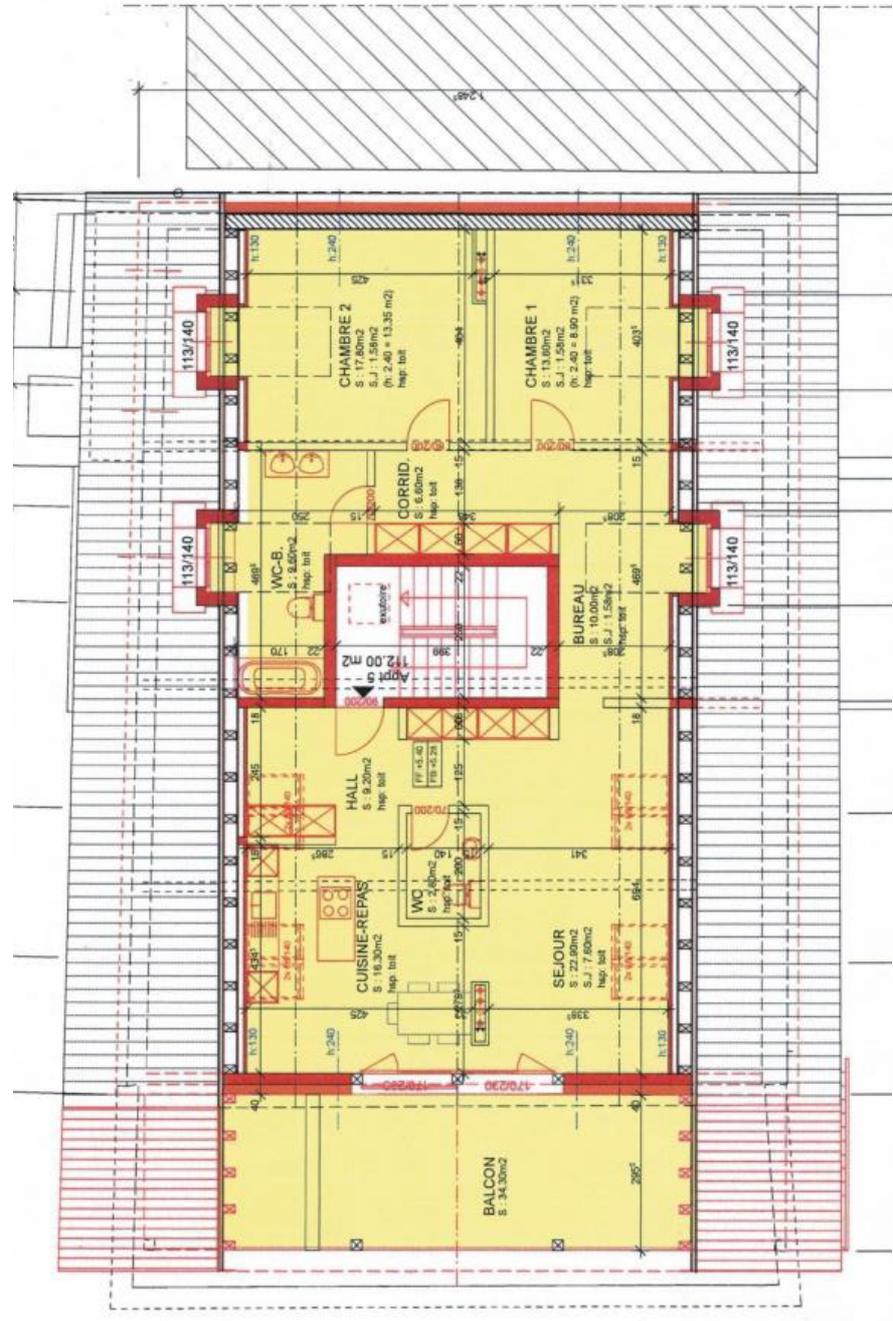


03	3½ pièces
Surface habitable	80 m ²
Surface balcon	9 m ²
Surface de vente	97 m ²

04	3½ pièces
Surface habitable	90 m ²
Surface balcon	10 m ²
Surface de vente	95 m ²



Bâtiment B / Combles



05	3½ pièces
Surface habitable	118 m ²
Surface balcon	34 m ²
Surface de vente	135 m ²