

PAYERNE



4.5-room duplex apartment with character

CHF 650'000.-



4.5



3



~130 m²

n° ref. **044942**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

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SITUATION AND DESCRIPTION

Located on the Grand-Rue, in the historic center of Payerne, this beautiful 4.5-room duplex apartment is a real favorite. Set in a carefully renovated mixed-use building, it elegantly blends the cachet of the past with contemporary comfort, offering a rare living environment in the city center.

With a living area of around 130 sq.m. spread over two levels, this property stands out for its generous volumes and beautiful natural light.

The first level hosts a vast living room comprising living room, dining room and open kitchen. A master suite with private shower room, a laundry room with storage space and a second shower room complete this floor.

On the upper floor, two bedrooms and a bathroom offer a comfortable and peaceful night space.

The apartment enjoys a central location just a stone's throw from shops, schools, restaurants, public transport and the train station. Payerne enjoys a strategic location between Lausanne, Fribourg and Berne, with easy access to freeways and a dynamic quality of life.

This rare object in the heart of the city also represents an excellent investment opportunity, with a net yield of around 3.8%.

SURFACES

Living area ~ 130 m²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Location floor	3rd floor
Communal tax	70 %

DISTANCES

Station	237 m
Public transports	72 m
Nursery school	26 m
Primary school	200 m
Secondary school	260 m
College / University	753 m
Stores	162 m
Post office	220 m
Bank	24 m
Hospital	651 m
Restaurants	8 m

DISTRIBUTION**3rd floor**

- Entrance hall
- Parent suite with private shower room
- Storage and laundry room
- Shower room
- Open kitchen
- Dining room
- Living room

Under the roof

- 2 bedrooms
- Bathroom



CONSTRUCTION

The building, erected in 1930, benefited from a complete renovation between 2018 and 2019.

It is equipped with an oil-fired heating system with underfloor heat distribution.

Aside from the heating, no further renovation is required, as the building as a whole is in excellent condition.

INFORMATION

Number of floors above ground	4
Year of construction	1890
Number of flats	6
Year of restoration	2018
Heating installation	Floor
Domestic water heating system	Electricity
Heating system	Fuel oil

PROXIMITY

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Hiking trails

- Bike trail
- Soccer pitch
- Museum
- Water park
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory
- Storeroom
- Double glazing
- Bright/sunny
- Penthouse

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath
- Internet connection

FINANCIAL DATA**Price**

CHF 650'000.-

Availability

To be discussed

Judicial form

En PPE

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FLOOR

- Tiles
- Parquet floor

CONDITION

- To be refurbished

ORIENTATION

- South

EXPOSURE

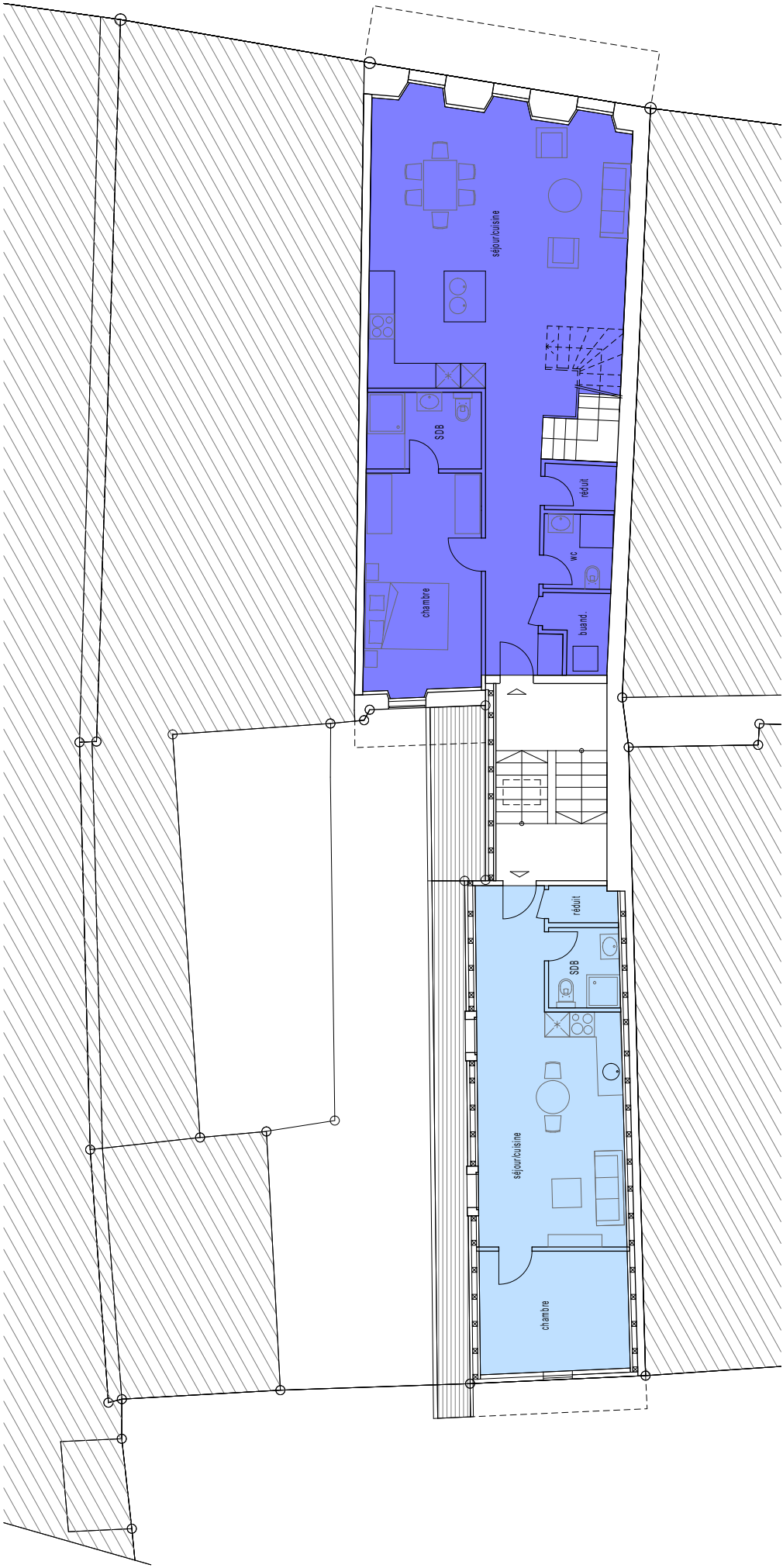
- Favourable
- All day



Bedroom



Shower room

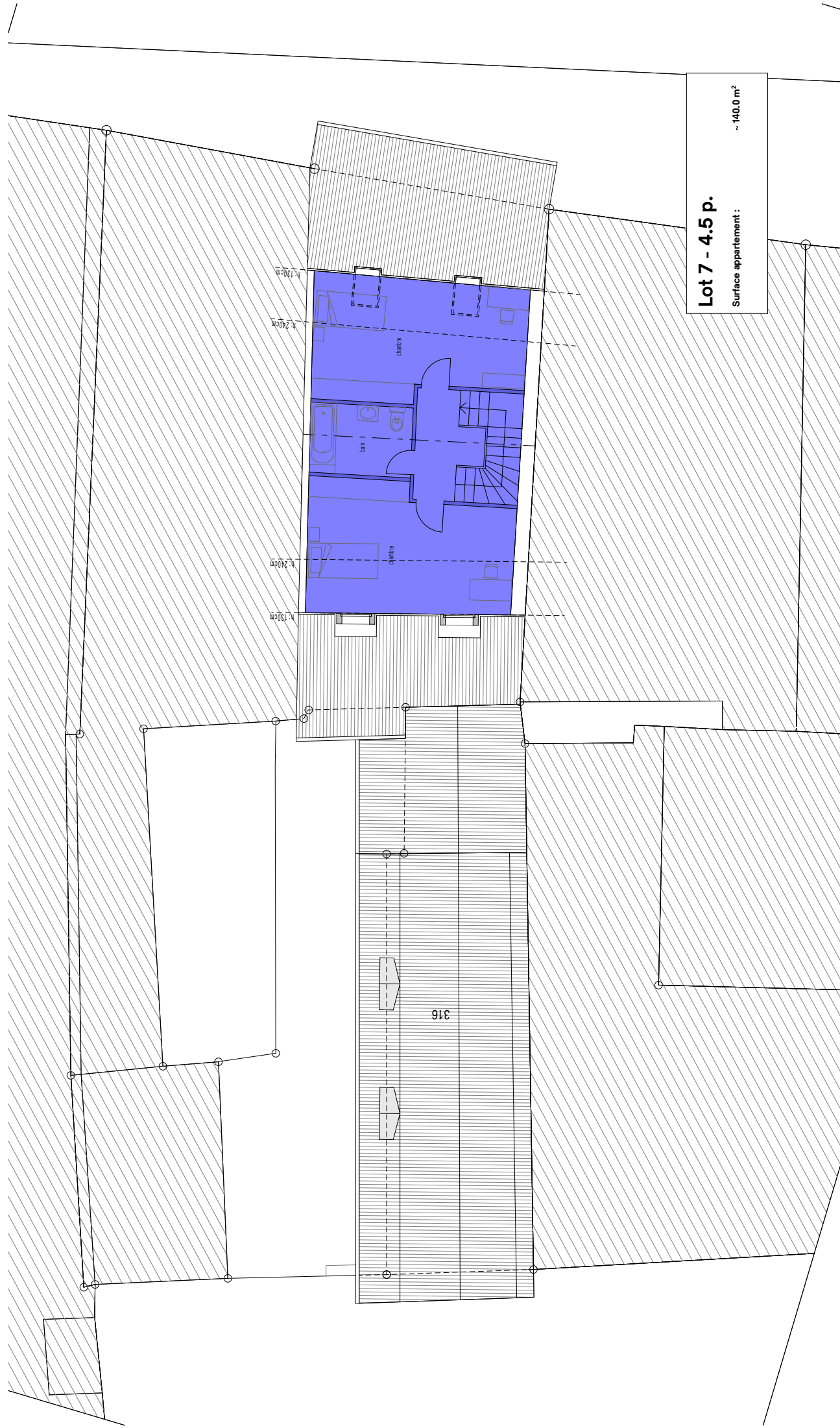


Lot 6 - 1.5 p.
Surface appartement : ~ 41.0 m²

Lot 7 - 4.5 p.
Surface appartement : ~ 140.0 m²

VENDU





Lot 7 - 4.5 p.
Surface appartement : ~ 140.0 m²

