

# BIOLEY-MAGNOUX



Village XVI - Magnificent 4.5 rooms

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**CHF 680'000.-**

Price of parking place(s) in addition



4.5



3



~109 m<sup>2</sup>

n° ref. **033629L**  
**RD**



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## SITUATION AND DESCRIPTION

Located in a green and peaceful environment, this magnificent 4.5-room apartment offers 109 sq.m. of living space, complemented by an 11 sq.m. balcony, ideal for enjoying the outdoors to the full.

The human-scale residence features 10 apartments benefiting from terraces, private gardens or spacious balconies.

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

The 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.

Owners also benefit from a large communal garden and 39 dedicated bicycle spaces.

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

**Building works open!**

## **SURFACES**

Living area	~ 109 m <sup>2</sup>
Weighted Surface	~ 115.7 m <sup>2</sup>
Balcony Surface	~ 11.8 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	1st floor

## **DISTANCES**

Public transports	156 m
Primary school	3891 m
Stores	4155 m
Restaurants	72 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	2024
Heating installation	Floor
Heating system	Air to water heat pump

- Built-in closet
- Triple glazing
- Bright/sunny

## PROXIMITY

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

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Covered parking space(s)
- Garage
- Carport
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Cellar
- Storeroom
- Unfurnished

## EQUIPMENT

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

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New

## ORIENTATION

- South
- East

## EXPOSURE

- Favourable
- Morning

## FINANCIAL DATA

<b>Price</b>	CHF 680'000.-
<b>Price park. int. ①</b>	CHF 25'000.-
<b>Price park.ext ①</b>	CHF 20'000.-
<b>Total price</b>	<b>CHF 725'000.-</b>
<b>Availability</b>	28.02.2026
<b>Judicial form</b>	PPE

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## Village XVI - Biotley-Magnoux

Plan PPE  
PPE LOT 3 (appart. 101)

Appartement

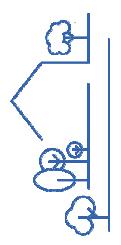
Parcelles 117-421 - Place du Village 16

Exécution

Échelle 1:50

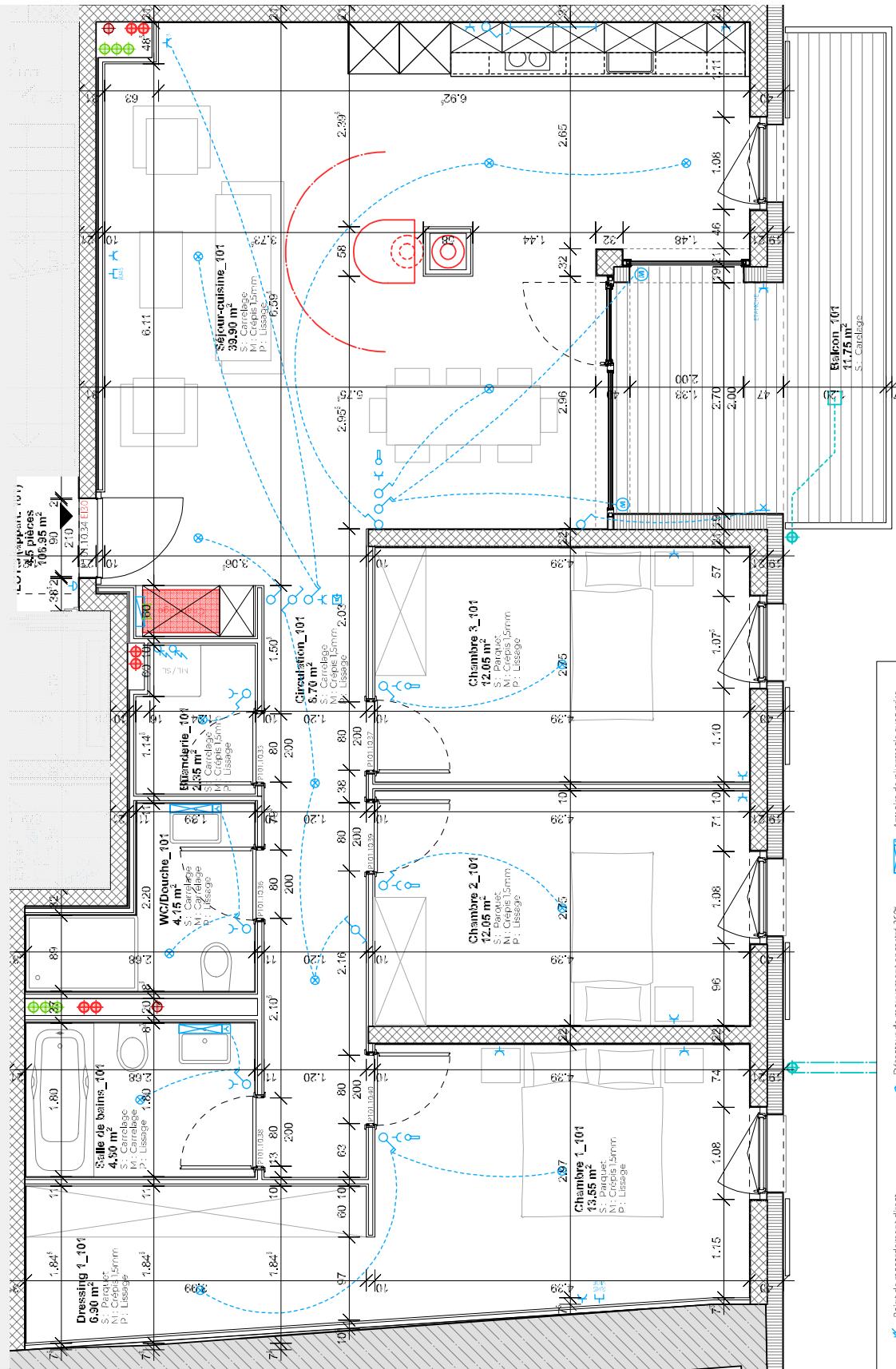
Format A3

LM



# VILLAGE XVI

Biotley-Magnoux



Lieu et Date :

Signature acquéreur :

- Point de raccordement direct
- Tableau électrique
- Orduleur
- Meur pour store
- Intégrateur Sc1.0 / Double
- Intégrateur Sc1.3 / Sché
- Hallage
- Détecteur de mouvement encastré 360°
- Sommeil
- Interphone
- Thermat
- Phare simple
- Phare triple / Etranche
- Phare triple / 1 commande
- Armoire de pharmacie avec pilote
- Point lumineux
- Point lumineux/sécur
- Point lumineux en applique
- Point lumineux ext.
- Bouton pousser pour exécutive