

BIOLEY-MAGNOUX



Village XVI - Magnificent 4.5 rooms

CHF 680'000.-

Price of parking place(s) in addition



4.5



3



~109 m²

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!

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SURFACES

Living area	~ 109 m ²
Weighted Surface	~ 115.7 m ²
Balcony Surface	~ 11.8 m ²

CHARACTERISTICS

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

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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.

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INFORMATION

Year of construction 2024
Heating installation Floor
Heating system Air to water heat pump

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

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

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

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

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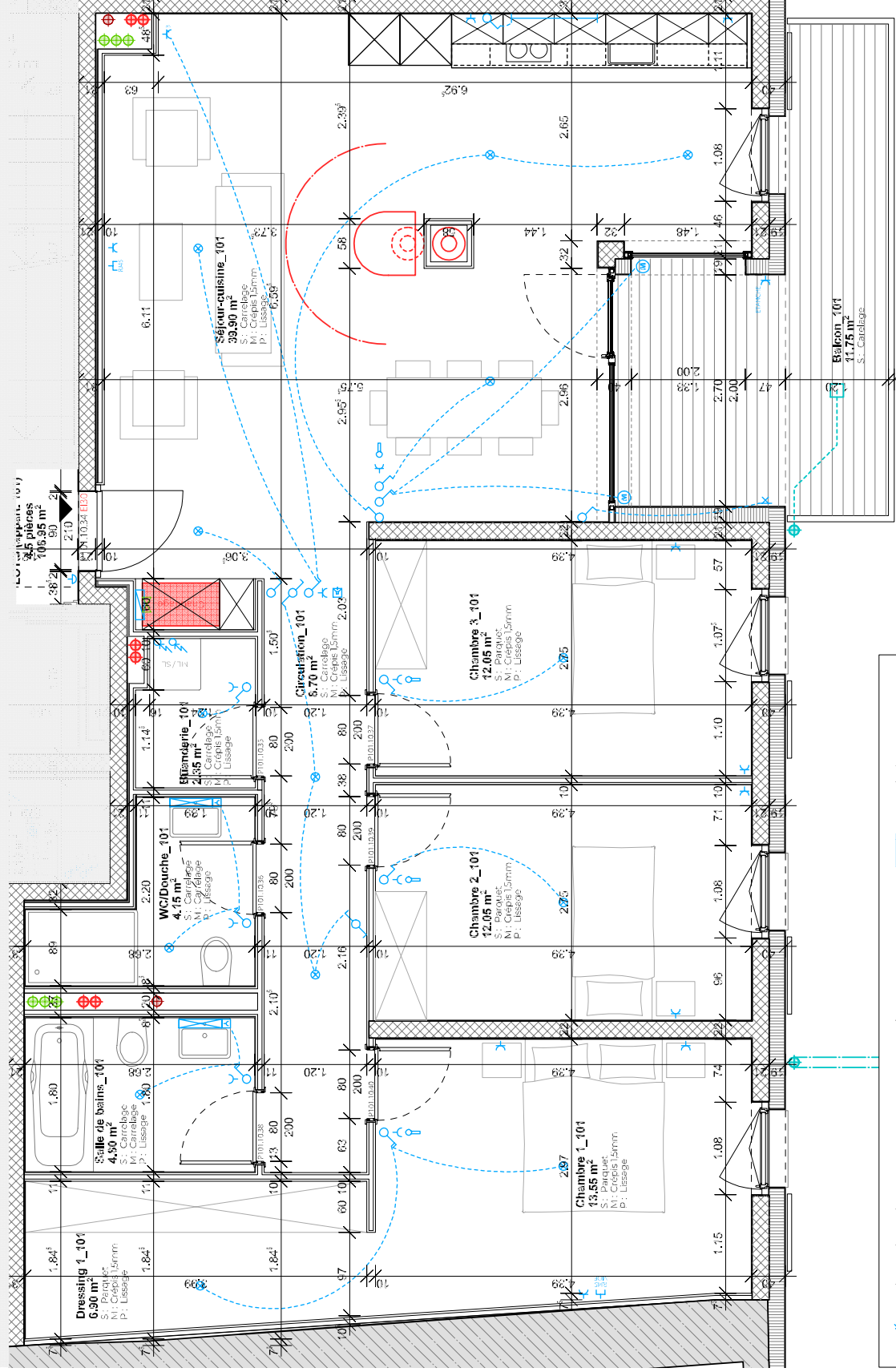




Liste modifications

Lieu et Date :

Signature acquéreur :



Point de raccordement direct	Détecteur de mouvement encastré 360°
Tableau électrique	Point lumineux
Ordinateur	Point lumineux ys. secours
Moteur pour store	Point lumineux en applique
Interrupteur Sch.10 / Double	Reglette lumineuse
Interrupteur Sch.13 / Sch.16	Prise simple
Hollog	Prise triple / Elanche
	Prise triple / 1 commande
	Bouton poussoir pour eau chaude