### **FROIDEVILLE**



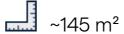
Detached house with 1200 m<sup>2</sup> of land!

### CHF 1'350'000.-

Parking place(s) included







n° ref. **040616** 



Switzerland | Sotheby's International Realty

Ruelle du Midi 2, 1040 Echallens

**Thibault Groux** +41798977247 thibault.groux@swsir.ch

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### SITUATION AND DESCRIPTION

Exclusively, discover this detached house for sale in Froideville, nestled in a green setting and on a plot of around 1200m2. Located in a quiet villa neighborhood, it offers a peaceful and secure living environment. Although the house requires renovation, its potential is immense for those wishing to create their own peaceful haven.

This house is being sold with the possibility of taking over the mortgage with an attractive rate below 1%.

The house is made up as follows:

### Ground floor:

- Open-plan living kitchen with terrace and garden access
- Guest WC
- 2 bedrooms

### Basement:

- Utility room and a storeroom
- 2 bedrooms
- Bathroom with shower
- Dressing room

Three outdoor parking spaces a garage box complete this property!

Don't miss this rare opportunity to acquire a home with so much potential. For more information or to arrange a viewing, contact Thibault Groux on 079 897 72 47.

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### **SURFACES**

Living area  $\sim 145 \text{ m}^2$ Surface of parcel  $\sim 1191 \text{ m}^2$ Useful surface  $\sim 200 \text{ m}^2$ Volume  $\sim 831 \text{ cbm}$ 

### **CARACTERISTICS**

Number of flats 1 Number of rooms 5.5 Number of bedrooms 4 Number of bathrooms 2 Number of toilets 2 Year of construction 1973 Year of restoration 2021 Heating system Electricity, Wood Heating installation Radiator, Chimney Second home Non authorized Inside parking place/s 1 included Outside parking place/s 3 included Total nb. of parkings 4 included Energy efficiency G Building envelope G

### **DISTANCES**

Public transports 226 m
Primary school 2009 m
Stores 3642 m
Restaurants 200 m

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### **PROXIMITY**

- Village
- Villa area
- Bus stop
- Child-friendly

### **OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Box

### **INSIDE CONVENIENCES**

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Mosquito screen
- Fireplace
- Double glazing
- Bright/sunny

### **EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Washing machine
- Dryer

- Shower
- Bath

### **FLOOR**

- Parquet floor
- Linoleum

### CONDITION

• To be refurbished

### **ORIENTATION**

- South
- East

### **EXPOSURE**

• Favourable

### **VIEW**

- With an open outlook
- Garden
- Forest

### **FINANCIAL DATA**

Price Availability CHF 1'350'000.-

To be discussed

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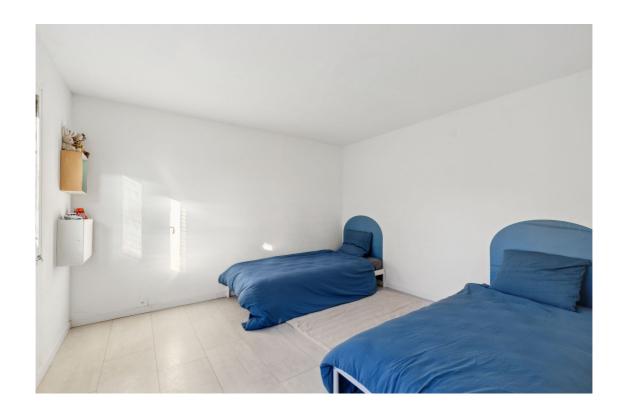


















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