

# GRANGES-PRÈS-MARNAND



3 apartment building - 4.5% net yield

**CHF 1'390'000.-**

Price of parking place(s) in addition

 ~390 m<sup>2</sup>

n° ref. **046370**



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## SITUATION AND DESCRIPTION

Located in the heart of Granges-près-Marnand, this investment property, which grew out of a former dairy dating from 1903, boasts a rare architectural cachet, thanks in particular to its traditional Bernese timber frame.

The building comprises three spacious apartments, each with generous floor space:

- 4.5-room ground-floor apartment with approx. 137 m<sup>2</sup> living space, with large private garden, 39 m<sup>2</sup> terrace, above-ground swimming pool and direct access to a large private basement (approx. 116 m<sup>2</sup>).
- 5.5-room apartment on 1st floor of approx. 144 m<sup>2</sup> with 16 m<sup>2</sup> balcony.
- 4.5-room apartment in attic, with attic space, approx. 158 m<sup>2</sup> floor area (attic mezzanine), with 10 m<sup>2</sup> balcony.

Each apartment is equipped with its own washing

machine.

The first floor benefits from underfloor heating, while the upper floors are distributed by radiators. Heat production is provided by oil-fired heating.

Significant work has been carried out in recent years (approx. CHF 250,000 per apartment), including:

- complete renovation of the ground floor in 2018
- renovation of the attic in 2019
- under-roof insulation in 2018
- refurbishment of the roof lathing approx. 19 years ago
- double-glazed windows

With an indicative net yield of around 4.5% for a price of CHF 1,390,000, this property represents an attractive opportunity for an investor looking for a renovated building with generous floor space and

stable rental potential in the Broye vaudoise.

## **SURFACES**

Living area	~ 390 m <sup>2</sup>
Surface of parcel	~ 641 m <sup>2</sup>

## **CHARACTERISTICS**

Number of balcony	2
Number of terraces	1



## LOCATION

The building is set in a quiet, residential village environment in the heart of the Broye vaudoise. It benefits from a pleasant setting, suited to local or commuter customers looking for generous floor space at controlled rents.

## MUNICIPALITY

Granges-près-Marnand is part of the Valbroye commune. The region offers a rural living environment while remaining connected to regional centers such as Payerne, Moudon and Lausanne. La Broye seduces with its quality of life, open spaces and stable rental market.

**INFORMATION**

Number of floors above ground	3
Year of construction	1903
Number of flats	3
Basements	1
Year of restoration	2019
Heating installation	Radiator, Floor, Stove
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**PROXIMITY**

- City centre
- Shops/Stores
- Bank
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Primary school

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- From road

**INSIDE CONVENIENCES**

- Without elevator
- Air conditioning
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams

**FLOOR**

- Tiles

**CONDITION**

- Good
- In it's current state

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**FINANCIAL DATA****Price**

CHF 1'390'000.-

**Availability**

To be discussed

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