

# HENNIEZ



Rare opportunity: two-family house in the  
heart of the village

**CHF 895'000.-**

Parking place(s) included



8



5



~146 m<sup>2</sup>

n° ref. **040282D**



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## SITUATION AND DESCRIPTION

Located in the heart of the village, this house built in 1965 comprises two apartments, each offering two bedrooms, a bright living room with direct access to a loggia, a closed kitchen, a convivial dining room, as well as a bathroom separate from the toilet.

The house stands on a well-oriented plot, in a quiet and pleasant environment. It has a pretty garden with a small pond, offering a verdant outdoor setting, ideal for taking full advantage of the tranquility of the location.

The basement houses a double garage, a utility room, practical storage space and a laundry room. A galetas completes the property, ideal for storing equipment. Several parking spaces are also available in front of the house, facilitating daily access. It should be noted that one of the two apartments is currently rented out, offering an immediate source of income.

Although the property is in need of refurbishment, it offers real potential for those wishing to combine comfortable living with a sustainable investment. A rare property in a quiet environment close to all amenities.

Henniez is a charming locality in the canton of Vaud, offering a peaceful living environment while remaining well connected to urban centers. The elementary school is located in Granges-près-Marnand, while secondary school pupils continue their education in Payerne. A nearby bus stop makes daily commuting easy. Ideally located, the village is around 40 minutes from Lausanne, 30 minutes from Fribourg and 30 minutes from Yverdon-les-Bains, making it an attractive place to live for those seeking peace and quiet without being far from urban amenities.

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**SURFACES**

Living area	~ 146 m <sup>2</sup>
Surface of parcel	~ 685 m <sup>2</sup>
Volume	~ 965 cbm
Total surface	~ 233 m <sup>2</sup>

**Basements**

- Double garage
- Cellar
- Laundry room
- Technical room

**CARACTERISTICS**

Number of rooms	8
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	2
Communal tax	0.69 %

**DISTANCES**

Public transports	129 m
Primary school	2219 m
Stores	2091 m
Restaurants	25 m

**DISTRIBUTION****Upper ground floor**

- Distribution hall
- Closed kitchen
- Living room
- Dining room (open to living room)
- Two bedrooms
- Separate WC
- Bathroom (without WC)

**1st floor**

- Distribution hall
- Closed kitchen
- Living room
- Dining room
- Two bedrooms
- Separate WC
- Bathroom (without WC)

**Under the roof**

- Galetas





## CONSTRUCTION

The house is equipped with an oil-fired heating system, with heat distribution via radiators. Domestic hot water is also provided by the oil-fired boiler.

The windows are double-glazed with wooden frames, while the floors are tiled and laminated.

Although some refreshing would be in order to meet current energy standards, the house is in principle habitable as it stands and offers excellent potential for value enhancement.

## OUTSIDE CONVENIENCES

- Garden
- Small pool

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## INFORMATION

Year of construction	1965
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

## NEIGHBOURHOOD

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

## OUTSIDE CONVENIENCES

- Garden
- Quiet
- Loggia
- Greenery
- Parking
- Built on even grounds

## INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Separated lavatory
- Cellar
- Garret
- Built-in closet
- Double glazing
- Bright/sunny

- Natural light

## EQUIPMENT

- Connections for washing tower
- Bath

## FLOOR

- Tiles
- Laminated

## CONDITION

- To be refurbished

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

<b>Price</b>	<b>CHF 895'000.-</b>
<b>Communal tax</b>	0.69 %
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En nom propre

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