

# MONTAGNY-PRÈS-YVERDON



Former art gallery turned into a spectacular  
and unique home

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**CHF 1'240'000.-**

Price of parking place(s) in addition



7.5



5



285 m<sup>2</sup>

n° ref. **042644**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Located in the heart of Montagny-près-Yverdon, this character house, built in 1880 and once an art gallery, is now a charming residence that has preserved its authenticity. For over 30 years, it has provided its occupants with a warm, peaceful, and central living environment, close to the Chamard shopping center, schools, public transport, and motorway access, just minutes from Yverdon-les-Bains.

Renovated in 2008, this building offers approximately 285 m<sup>2</sup> of living space spread over three levels and is characterized by its majestic volumes, cathedral ceiling, and carefully preserved period features. Upon entering, you are immediately enveloped by the warm atmosphere of the place. The ground floor features a spacious, light-filled living area with a lounge, dining area, and fully equipped open kitchen, as well as an office, hallway, and guest WC.

The upper floor reveals a magnificent central hall with a view of the living area and three large bedrooms, one of which has access to a 10 m<sup>2</sup> balcony. This level also includes a bathroom, dressing room, and laundry room. The top floor houses a master suite with a dressing room and en-suite shower room, as well as an additional bedroom.

A large independent volume of 110 m<sup>2</sup> on the lower floor, with its own access, offers a great potential for renovation: it could be converted into an apartment, garage, workshop, or storage space. Currently used as a basement, it also includes a 30 m<sup>2</sup> wine cellar, another independent space, and technical rooms.

Heated by gas, with double-glazed windows, insulated roof, and a boiler replaced in 2021, this house combines charm and modern comfort. With its great potential for development, it will appeal to families and



lovers of unique properties. Contact us directly for more information or to schedule a visit! Léon Tharin - 078 264 09 19.

## SURFACES

|                   |                    |
|-------------------|--------------------|
| Living area       | 285 m <sup>2</sup> |
| Surface of parcel | 193 m <sup>2</sup> |
| Useful surface    | 395 m <sup>2</sup> |
| Total surface     | 395 m <sup>2</sup> |
| Volume            | 1490 cbm           |
| Ceiling height    | 10 m               |

## CARACTERISTICS

|                               |                    |
|-------------------------------|--------------------|
| Number of rooms               | 7.5                |
| Number of bedrooms            | 5                  |
| Number of bathrooms           | 3                  |
| Number of toilets             | 3                  |
| Number of balcony             | 1                  |
| Gross living area             | 395 m <sup>2</sup> |
| Year of construction          | 1880               |
| Heating system                | Gas                |
| Domestic water heating system | Gas                |
| Heating installation          | Radiator           |
| Second home                   | Non authorized     |
| Outside parking place/s       | 2 included         |
| Total nb. of parkings         | 2 included         |
| Construction zone             | Zone Village       |
| Energy efficiency             | C                  |
| Building envelope             | D                  |

## DISTANCES

|                   |        |
|-------------------|--------|
| Public transports | 109 m  |
| Primary school    | 1638 m |
| Stores            | 761 m  |
| Restaurants       | 143 m  |

## PROXIMITY

- Village
- Park
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Tennis centre
- Bike trail
- Hospital / Clinic
- Medical home
- Thermal center

## OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Gabled

## INSIDE CONVENIENCES

- Without elevator
- Separated lavatory

- Cellar
- Craft room
- Partially furnished
- Fireplace
- Double glazing
- With character

## EQUIPMENT

- Furnished kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Phone
- WiFi
- Internet connection

## FLOOR

- Tiles
- Parquet floor
- Carpet

## CONDITION

- Good
- Planned works
- In its current state

## FINANCIAL DATA

### Price

**CHF 1'240'000.-**

### Availability

To be discussed

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## **ORIENTATION**

- North
- East

## **EXPOSURE**

- Good
- Morning

## **STYLE**

- Character house

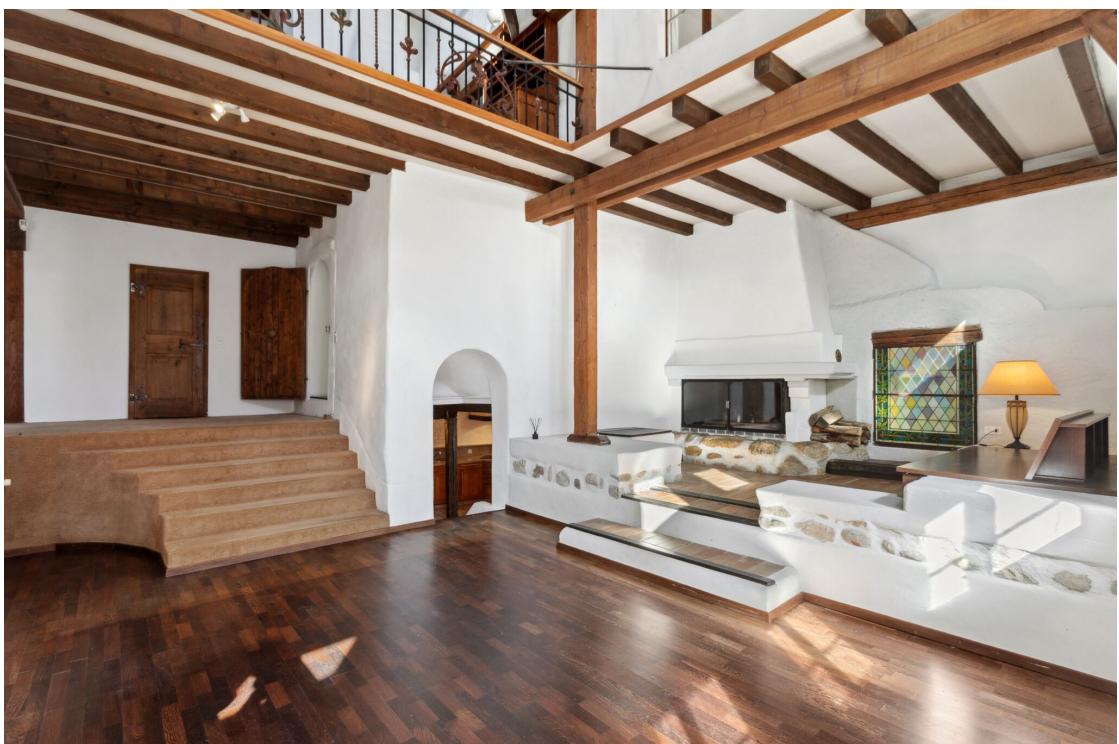


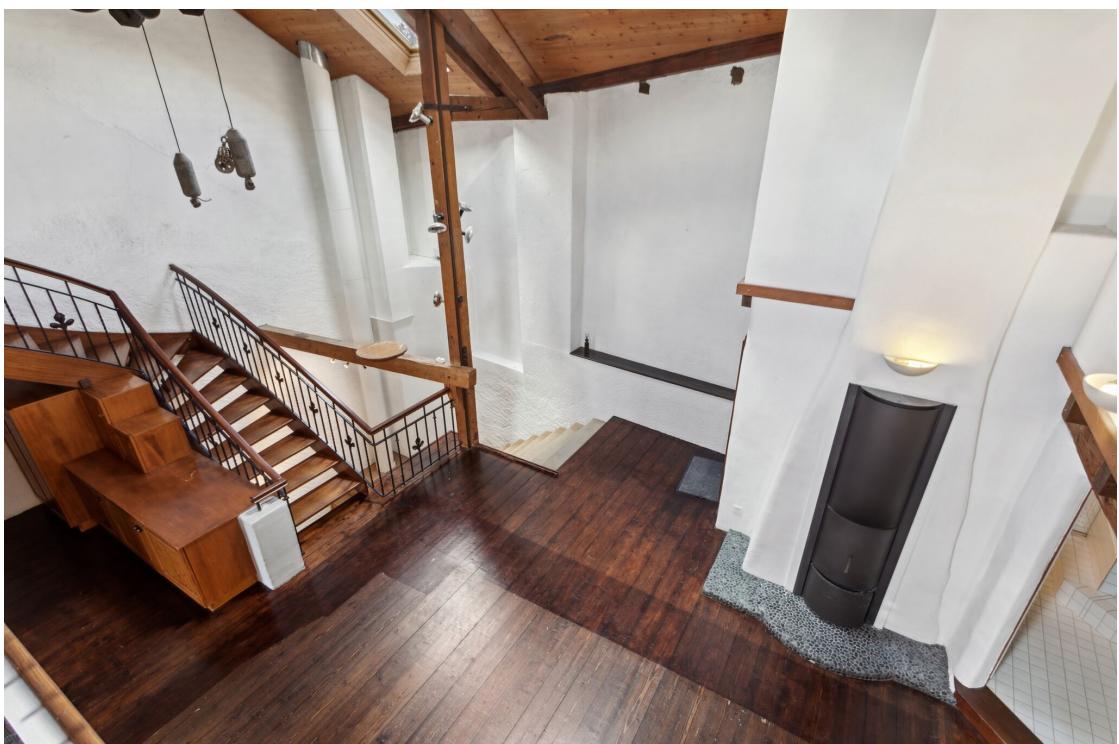
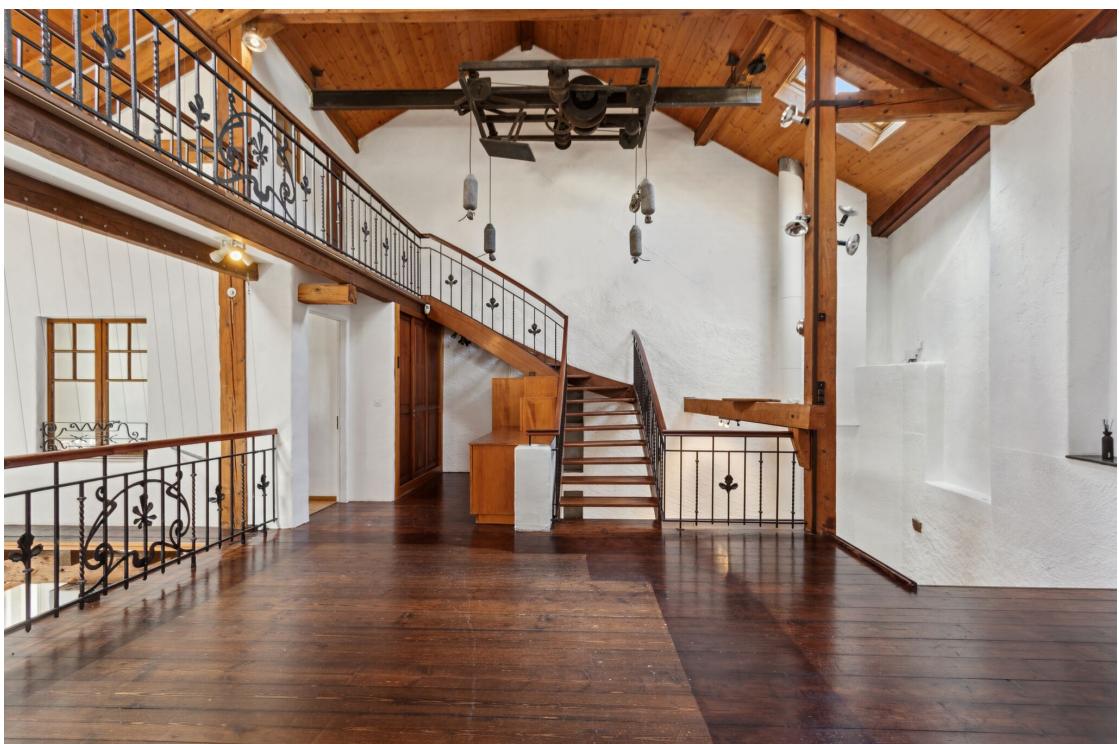


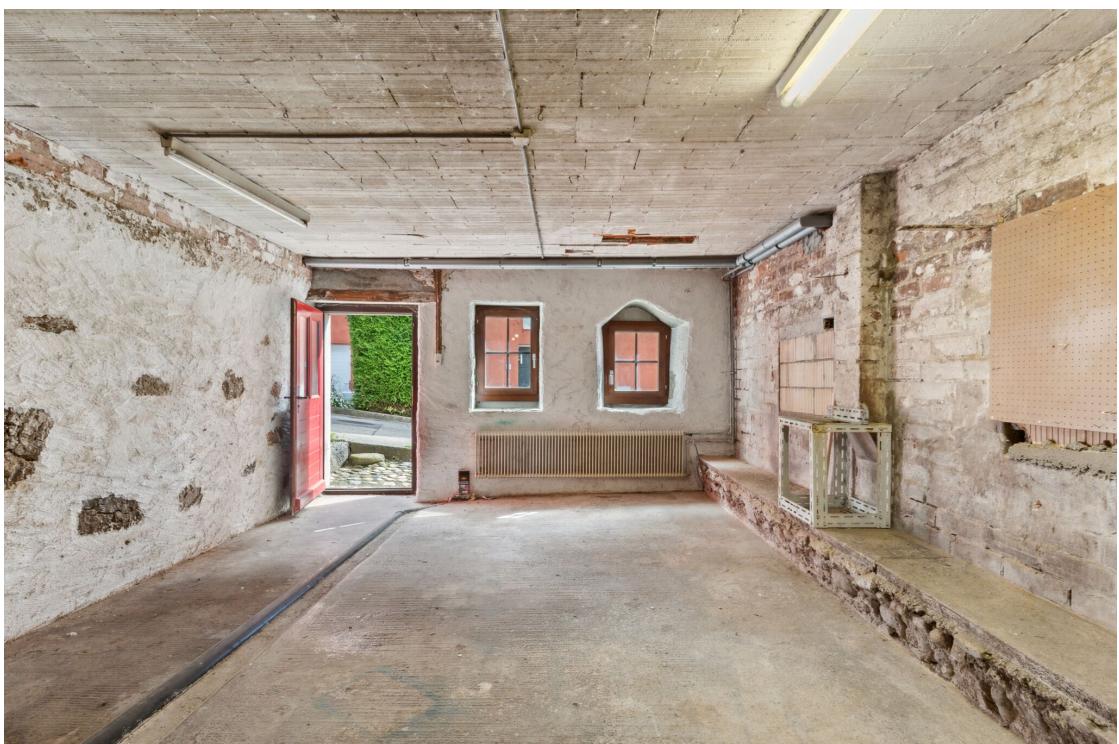
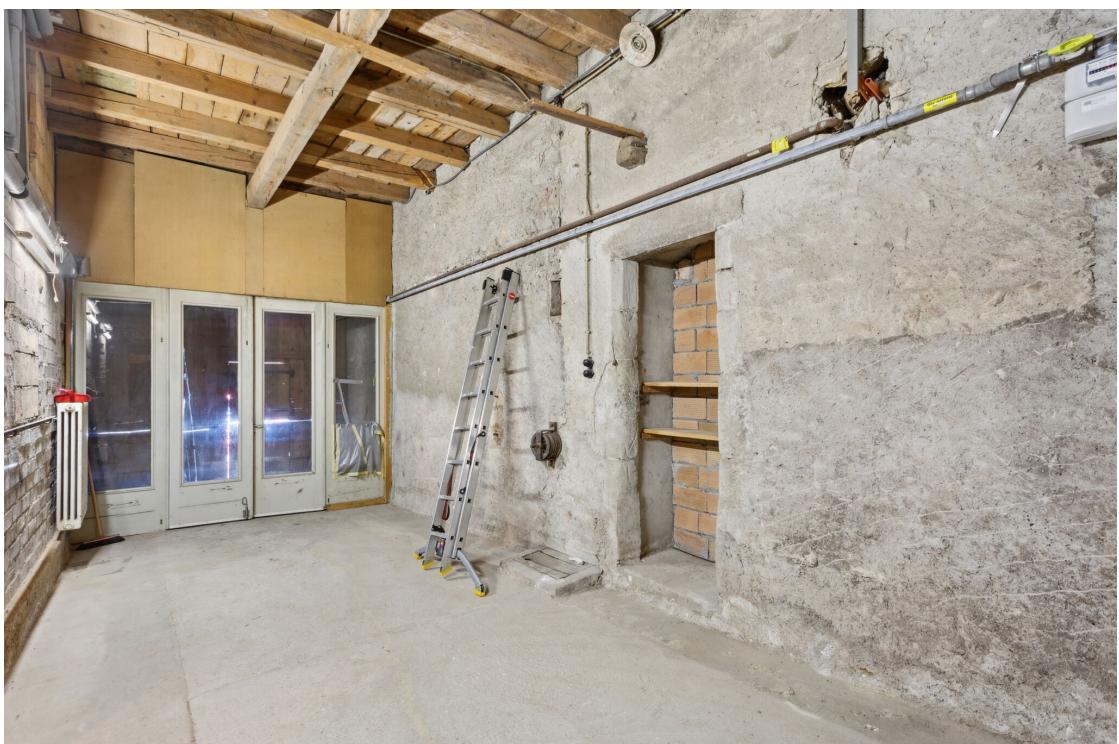






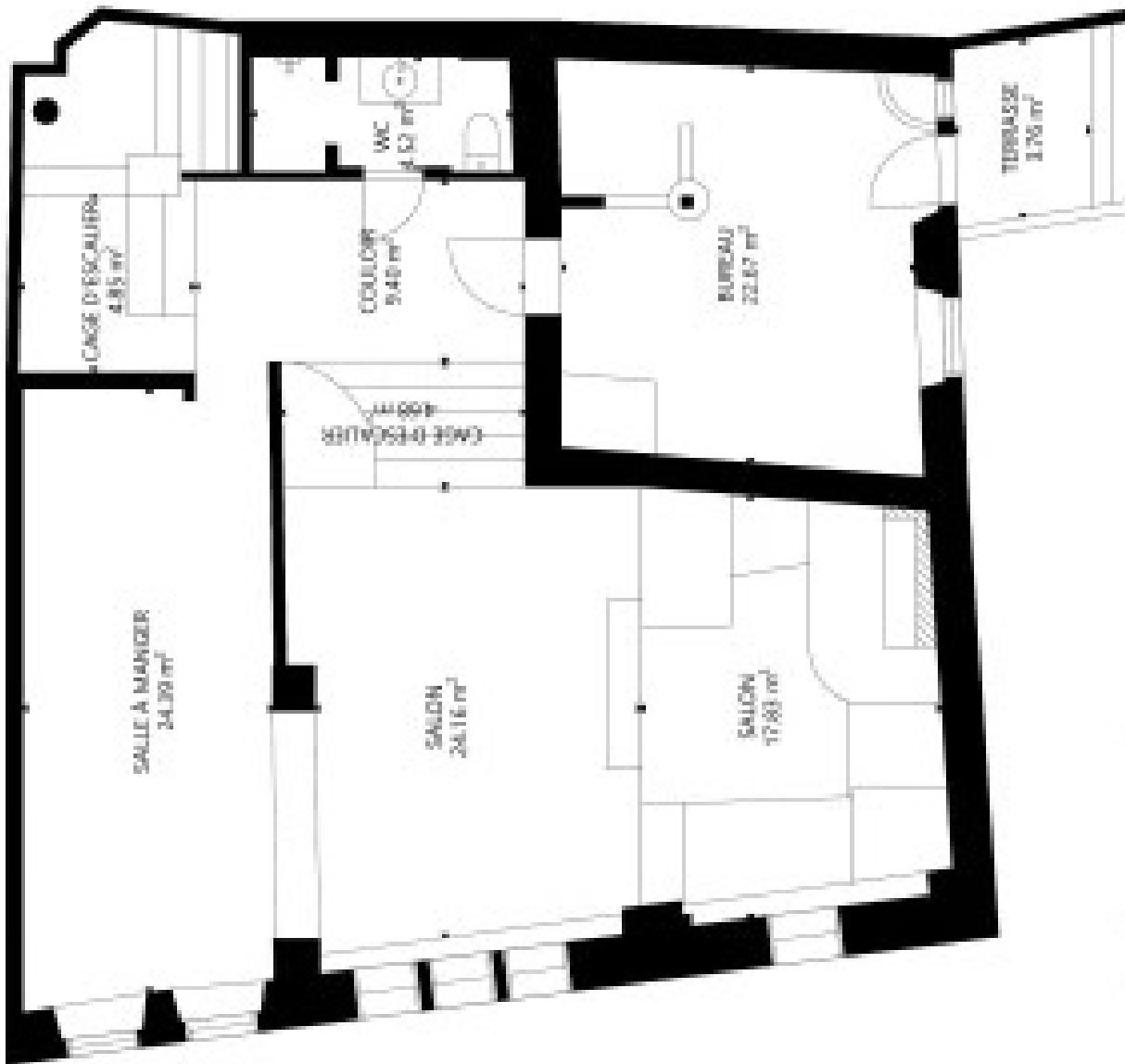








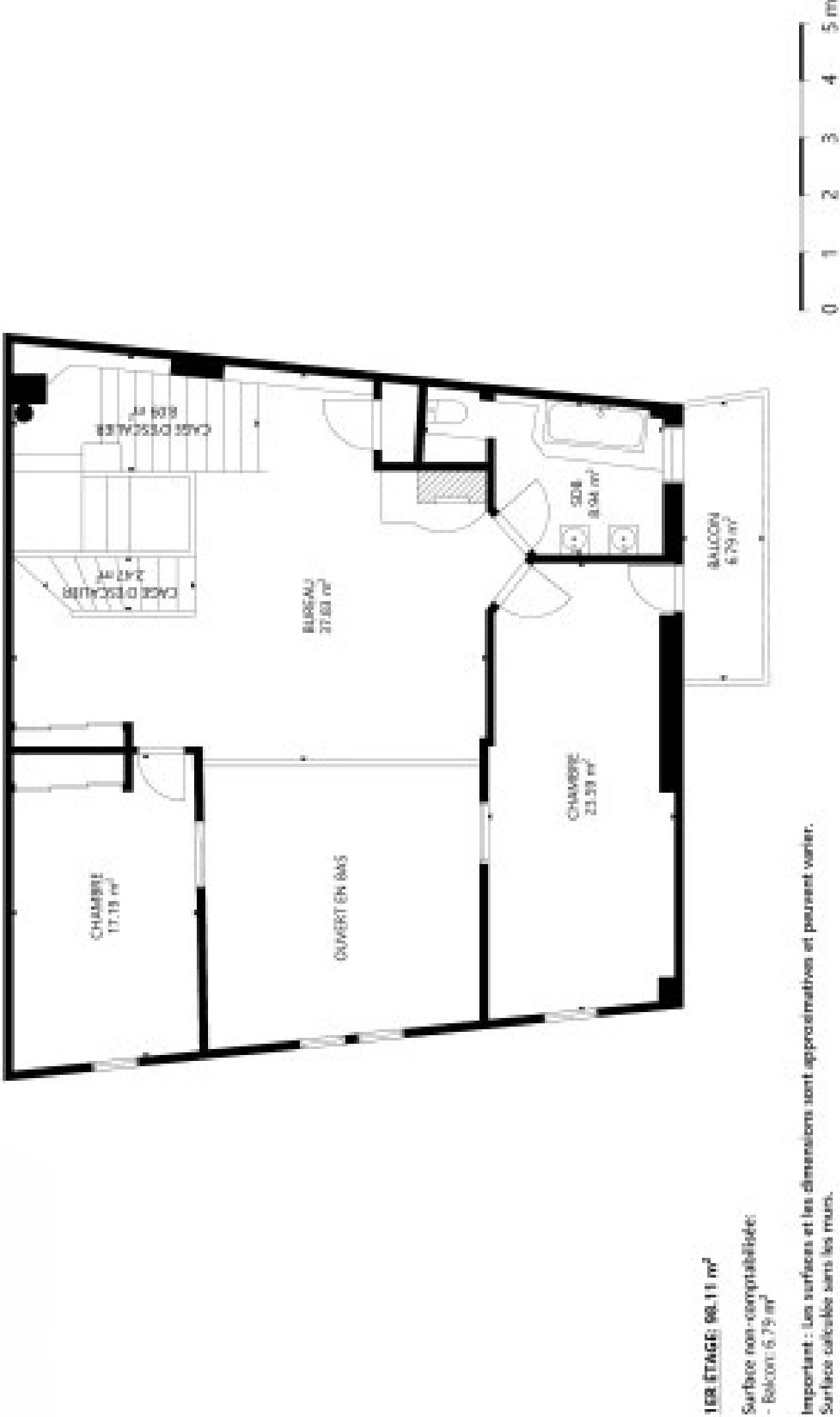
Impact of low surface non-condensable  
gases on climate 825 m<sup>2</sup>  
SODIS-SD01: 114.14 m<sup>2</sup>



REZ-DE-CHFUSSE 112.50 m<sup>2</sup>

Surface non-construite:  
- Terrain 37.36 m<sup>2</sup>

Important : les surfaces et les dimensions sont approximatives et peuvent varier.  
Surface carrelée sans les murs.





SILVER TRAIL 253

• **Surfaces**  $\equiv$   $1.5 \text{ m } 5.5 \text{ m}$

**Imports at: Les surfaces et les dimensions sont approuvées et peuvent varier.**  
Surfaces calcable sont les murs.