

ONNENS VD



Authentic property with refined finishes and
large private garden

CHF 1'590'000.-

Price of parking place(s) in addition

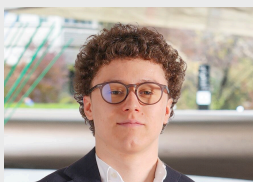


5.5



2

n° ref. **042658**



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SITUATION AND DESCRIPTION

Located in the heart of the charming village of Onnens, this character property, originally built in 1850 and fully renovated between 1997 and 2006, offers approximately 298 m² of living space over three levels. The design blends Mediterranean influences with refined, high-quality finishes.

With 5.5 rooms – including two bedrooms – a converted attic with great potential (ideal for a professional office, studio, or independent workspace), a semi-open kitchen with an adjoining discreet annex, and a flexible ground-floor office, this residence combines elegance, practicality, and versatile use.

The large private garden, bordered by hedges and illuminated for ambiance, provides a peaceful and intimate setting. A beautiful terrace extends from the ground floor, while a second terrace on the upper level offers open views in a more elevated and secluded

environment.

Access is available from the village center or via a private driveway at the rear. The home also features a basement with a wine cellar, a first floor with two en-suite bedrooms, an additional lounge area, and a balcony, as well as generous volumes under the roof.

Onnens attracts with its calm atmosphere, lush surroundings, the presence of the well-regarded Montessori school "Les Explorateurs", and a charming hotel-restaurant perfect for hosting family and guests. The area also offers numerous outdoor activities, nestled between lakes and hiking trails, while remaining close to major transport links and amenities.

Lastly, the attractive municipal tax rate of 63.5%, below the cantonal average, adds further appeal to

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this exceptional property, available by agreement.

**For any further information or to arrange a visit,
please contact Léon Tharin at +41 (0)78 264 09 19.**

SURFACES

Surface of parcel	1596 m ²
Garden surface	1242 m ²
Non built surface [sqm]	1242 m ²
Total surface	320 m ²
Volume	1349 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Gross living area	298 m ²
Year of construction	1850
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 not included
Total nb. of parkings	3 not included
Construction zone	Zone Village
Energy efficiency	C
Building envelope	D
Communal tax	63.5 %

DISTANCES

Public transports	98 m
Primary school	2750 m
Stores	155 m
Restaurants	52 m

DISTRIBUTION**Ground floor**

- Entrance
- Guest WC
- Office space
- Living room
- Dining room
- Kitchen

1st floor

- Living room with stove
- Master bedroom
- En-suite bathroom with shower and bathtub
- Second bedroom
- En-suite bathroom / laundry room
- Terrace with covered area

Under the roof

- Large versatile room
- Storage room

Basements

- Technical room with two 2,000-liter heating oil tanks
- Wine cellar
- Storage room



OUTSIDE CONVENIENCES

- Garden shed
- Lighting
- Electricity
- Water points

PROXIMITY

- Village
- Green
- Mountains
- Lake
- Vineyard
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Preschool
- Bike trail

OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Quiet
- Shed
- Visitor parking space(s)
- Built on even grounds
- Middle house

INSIDE CONVENIENCES

- Without elevator
- Guests lavatory
- Wine cellar
- Fireplace
- Furnace
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Laundry drop
- Shower
- Bath
- Alarm
- Oversee camera
- Electric gate

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- North
- South
- East
- West

VIEW

- Nice view
- Valley view
- Rural
- Lake
- Garden
- Jura

STYLE

- Mediterranean
- Character house

FINANCIAL DATA**Price**

CHF 1'590'000.-

Availability

To be discussed

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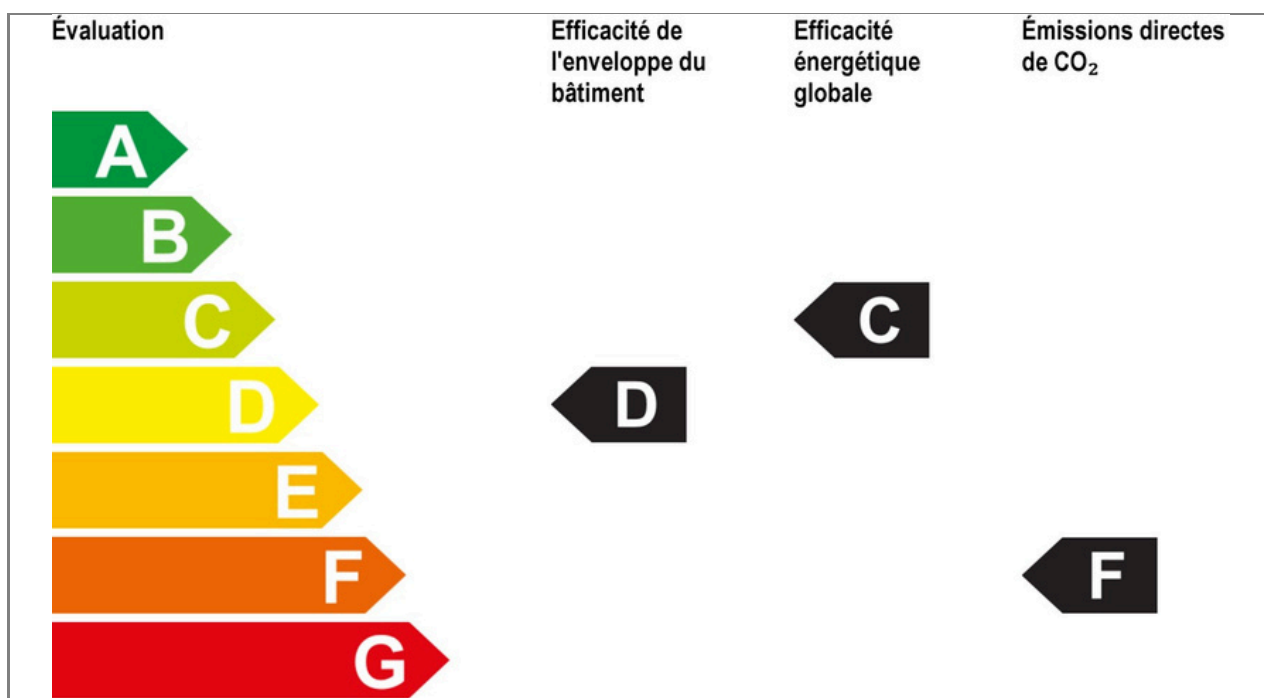





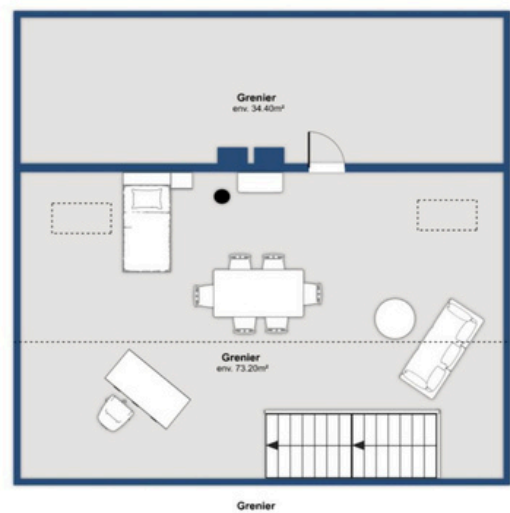
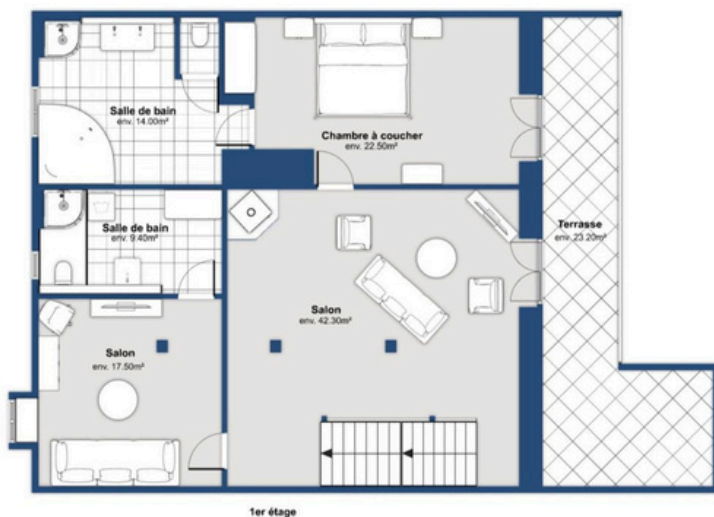
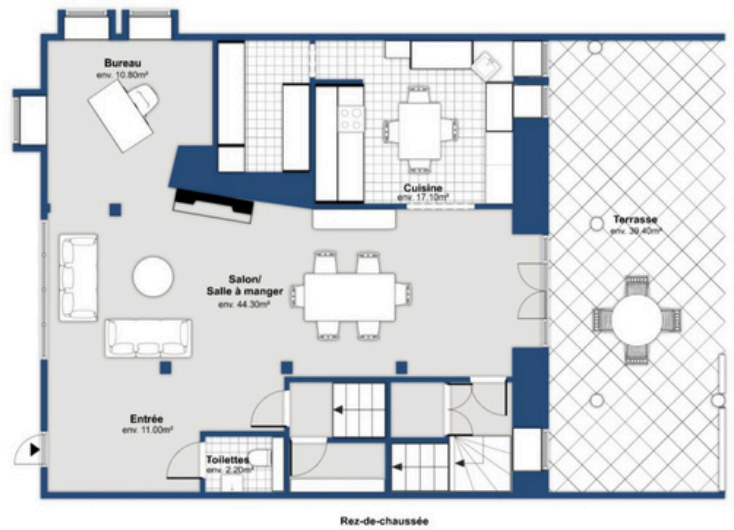
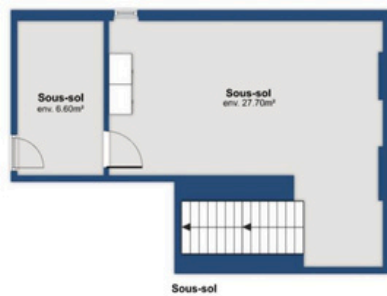


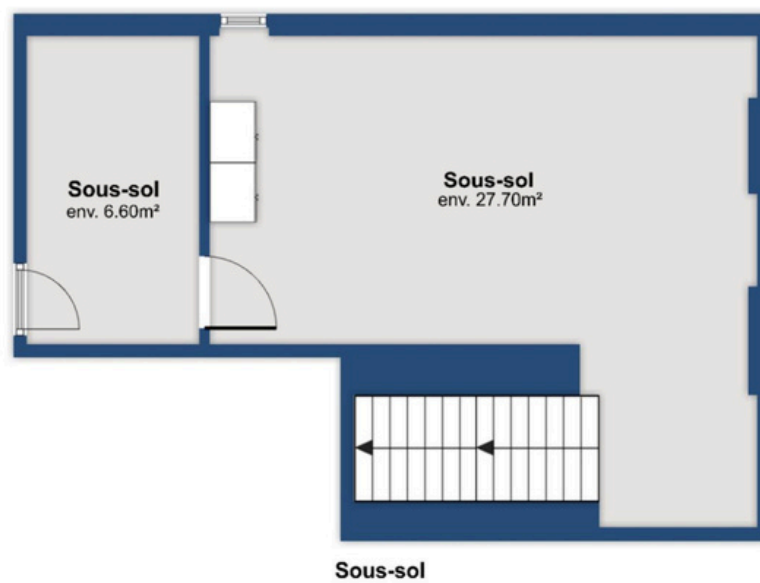


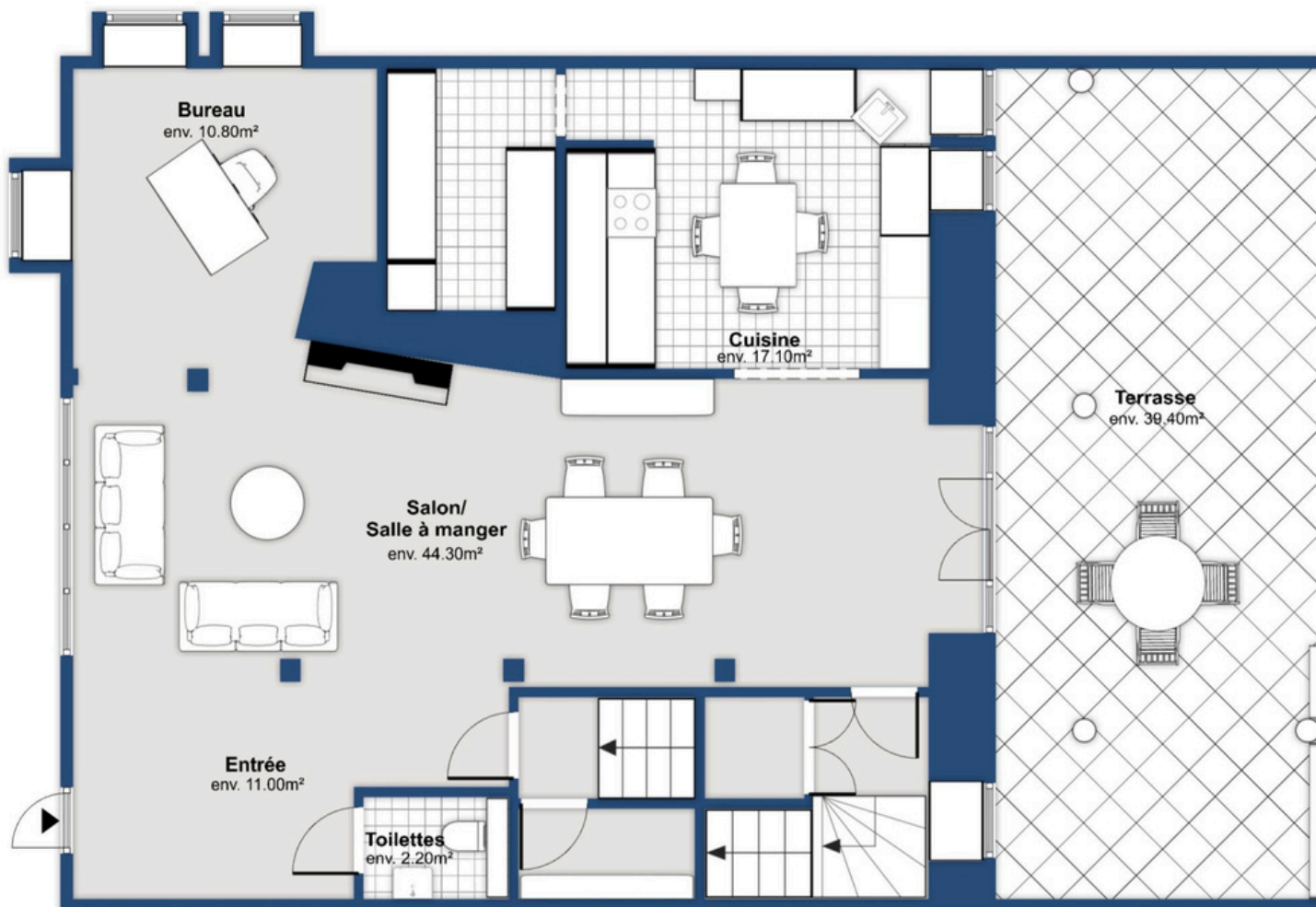
Adresse/Nom de projet		
Année de construction	1850	
Catégorie de bâtiment	Habitat individuel	
N° EGID_EDID	872835_0	



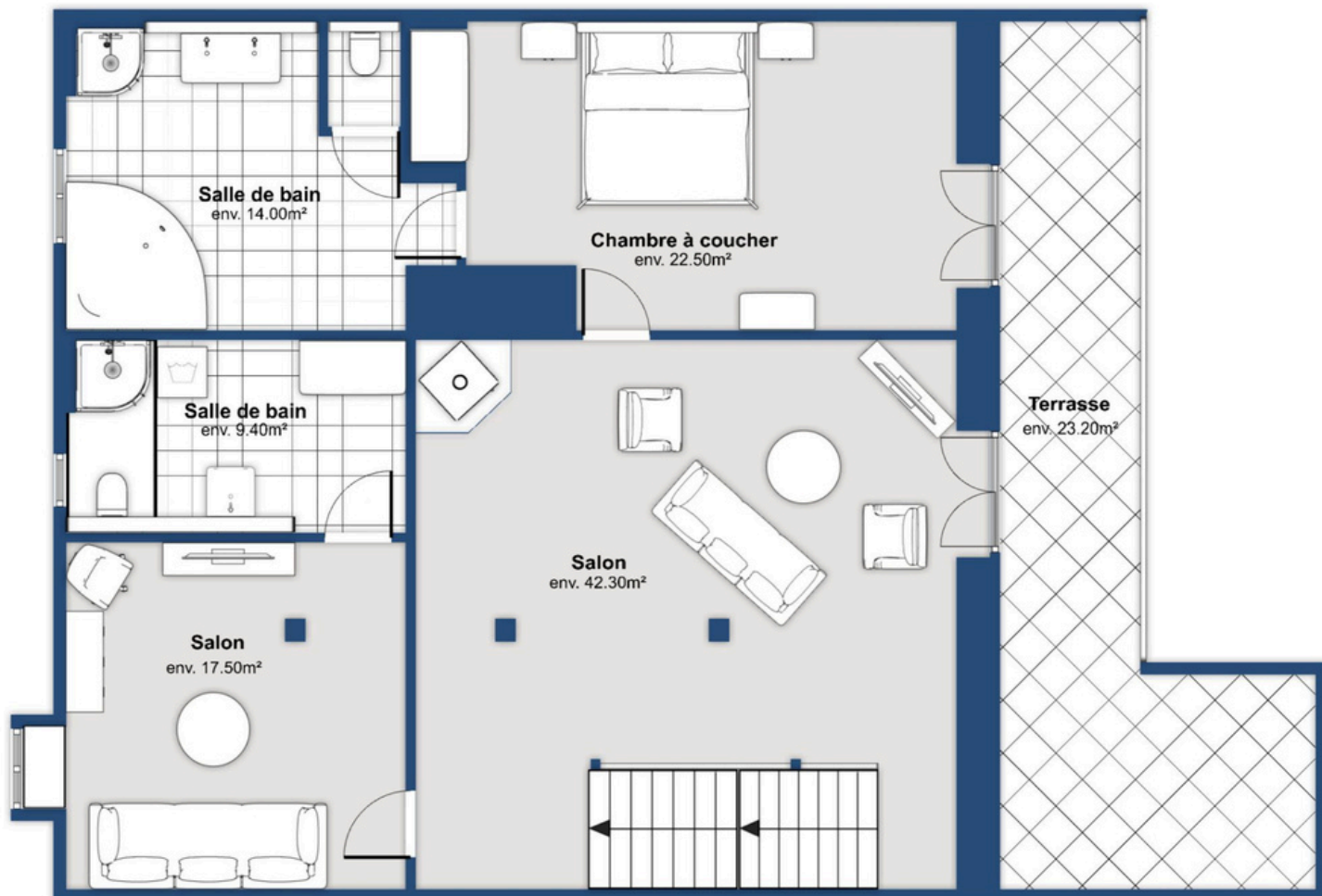
Données (valeurs calculées, Qh,eff)		Authentification	
Efficacité de l'enveloppe	74 kWh/(m²a)	Date d'établissement	07.05.2023
Efficacité énergétique globale	141 kWh/(m²a)	Émetteur (expert.e) Filipe Parente Veloso Lamy Expertise SA Rue Mathurin-Cordier 12 1005 Lausanne	
Émissions directes de CO	24		
Émissions de gaz à effet de serre ₂	kg/(m²a)		
Consommation mesurée (basée sur des valeurs moyennes)		Signature	
Chauffage	19'540 kWh/a		
Eau chaude	8'370 kWh/a		
Énergie auxiliaire et ménagère	2'940 kWh/a		







Rez-de-chaussée



1er étage

