

# VALEYRES-SOUS-URSINS



Renovated character house with independent studio and spacious rooms

**CHF 1'290'000.-**

Parking place(s) included



5.5



4



~235 m<sup>2</sup>

n° ref. **044333**



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## SITUATION AND DESCRIPTION

Aligning original cachet with contemporary comfort, this charming house, renovated in 2003, has preserved all its authenticity. Bright and generously dimensioned, it seduces with its harmonious volumes and warm atmosphere.

Distributed over three levels, the property offers a functional and pleasant layout:

### Ground floor

Welcoming entrance hall with guest WC and laundry room. The vast living space includes an open-plan kitchen, dining room and convivial lounge area. The whole opens directly onto a terrace embellished with a pergola equipped with a blackout blind, ideal for enjoying fine weather.

### First floor

A comfortable living room, an office (or spare

bedroom) and a shower room complete this level.

### Second floor

Three bright bedrooms and a bathroom make up the night space.

### Independent studio

Accessible both from inside and via an outside entrance, this studio offers real autonomy. Perfect for a professional activity, independent living or rental yield.

As a complement, the property has **three parking spaces** as well as a **workshop**, bringing additional comfort to daily life.

A versatile property, ideal for a family or to reconcile private life and professional activity, to be discovered without delay.

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**SURFACES**

Living area	~ 235 m <sup>2</sup>
Surface of parcel	~ 250 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Number of balcony	1
Number of terraces	1
Year of construction	1838
Year of restoration	2022
Heating system	Fuel oil, Solar
Domestic water heating system	Fuel oil
Heating installation	Radiator, Floor, Chimney
Outside parking place/s	3 included
Total nb. of parkings	3 included
Energy efficiency	D
Building envelope	D

**DISTANCES**

Public transports	61 m
Primary school	3215 m
Stores	2184 m
Restaurants	1789 m

**PROXIMITY**

- Village
- Bus stop

**OUTSIDE CONVENIENCES**

- Terrace/s
- Quiet
- Storeroom
- Parking

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Craft room
- Built-in closet
- Water softener
- Mosquito screen
- Heating Access
- Furnace
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Photovoltaic panels

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**ORIENTATION**

- North
- West

**EXPOSURE**

- Favourable

**FINANCIAL DATA****Price**

CHF 1'290'000.-

**Availability**

To be discussed

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