

VALEYRES-SOUS-URSINS



Family home with large exterior and terrace,
near Yverdon

CHF 1'250'000.-

Parking place(s) included



6.5



5



150 m²

n° ref. **041389**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Built in 1900 and completely renovated in 2018, this house combines old-world charm with modern comfort. Very well insulated, it is equipped with an economical heating system: wood/pellet stove and solar panels.

The first floor includes a bright living room, an open kitchen, a workshop and WC.

Upstairs, three bedrooms, a bathroom and a laundry room offer functional space for the whole family.

On the second floor, two additional bedrooms and access to the convertible attic complete the ensemble.

Externally, you'll enjoy a pleasant 103 m² garden planted with trees and a vast plot of over 970 m², planted with fruit trees.

Two outdoor parking spaces complete this property.

A detailed description and additional photos can be found in the sales folder.

SURFACES

Living area 150 m²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	1
Number of toilets	1
Number of terraces	1
Year of construction	1900
Year of restoration	2018
Heating system	Pellets, Solar
Domestic water heating system	Pellets, Solar
Heating installation	Floor
	2
Outside parking place/s	CHF 40'000.- included
Energy efficiency	A
Building envelope	C
Communal tax	79 %

DISTANCES

Public transports	80 m
Primary school	3200 m
Stores	2100 m
Restaurants	1700 m

DISTRIBUTION**1st floor**

- 3 bedrooms
- Bathroom (shower / bath)

2nd floor

- 2 bedrooms

Under the roof

- Unfinished galetas



CONSTRUCTION

Double walls (stone and brick)
Triple-glazed windows
Lime and hemp insulation (living room walls)
Aluminum shutters
18 cm thick under-roof insulation
Solar thermal panels

OUTSIDE CONVENIENCES

- 103 m2 garden adjoining the house
- 973 m2 garden with trees next to the house

ROOFING

- Thermal solar panels

PROXIMITY

- Village
- Green
- Mountains
- Bus stop
- Child-friendly
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Storeroom

INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Garret
- Water softener
- Mosquito screen
- Swedish stove
- Triple glazing
- Bright/sunny
- Exposed beams
- With character
- Timber frame
- Traditional solid construction

EQUIPMENT

- Fitted kitchen

- Induction cooker
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Thermal solar collector system
- Optic fiber

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good
- Renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Far view
- Unobstructed
- Panoramic
- Rural
- Lake
- Garden

FINANCIAL DATA**Price****CHF 1'250'000.-****Availability**

To be discussed

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- Mountains

STYLE

- Character house







