

# GRANDSON



House with two apartments to renovate!

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**CHF 800'000.-**

Parking place(s) included



7



4



~144 m<sup>2</sup>

n° ref. **037517D**



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## SITUATION AND DESCRIPTION

Exclusively at Cardis, find this two-apartment house for renovation on a hillside in the commune of Grandson. With stunning lake views, this property offers interesting potential.

Built in 1942, it has remained in the current owner's family to this day. Renovations were carried out in 1961, and recent improvements include the installation of a heat pump in 2021 and the replacement of windows and patio doors with triple glazing.

This house is made up as follows:

### **Apartment of 2.5-room attic apartment currently rented:**

- One large bedroom with balcony access
- One closed kitchen
- One closed living room
- One small WC shower
- One small storeroom

### **4.5 rooms on the ground floor currently also rented:**

- Two bedrooms with west balcony access
- An additional basement bedroom
- A closed kitchen
- Living room with veranda access
- A bathroom with bathtub as well as a separate toilet

2 outdoor parking spaces complete this property. Please do not hesitate to contact me for further information or to arrange a viewing. 079 897 72 47

## **SURFACES**

Living area	~ 144 m <sup>2</sup>
Surface of parcel	~ 1069 m <sup>2</sup>
Veranda / winter garden surface	~ 9 m <sup>2</sup>
Underground surface	~ 52 m <sup>2</sup>
Volume	~ 664 cbm

## **CARACTERISTICS**

Number of flats	4
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of balcony	3
Year of construction	1942
Year of restoration	1961
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	2 included
Construction zone	Faible densité
Energy efficiency	D
Building envelope	F
Parking places	Yes, obligatory

## **DISTANCES**

Public transports	690 m
Primary school	1325 m
Stores	1585 m
Restaurants	202 m

## PROXIMITY

- Villa area
- Green
- Lake
- Vineyard
- Railway station
- Bus stop
- Child-friendly

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking
- Built on a sloping hillside

## INSIDE CONVENIENCES

- Veranda
- Cellar
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Shower

## CONDITION

- To be renovated

## ORIENTATION

- South
- West

## EXPOSURE

- All day

## VIEW

- Lake

## FINANCIAL DATA

**Price**

**CHF 800'000.-**

**Availability**

To be discussed

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