

VALLORBE



Excellent detached house with dominant view
over Vallorbe

CHF 1'290'000.-

Price of parking place(s) in addition



5.5



4



150 m²

n° ref. **040144**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a sought-after residential area of Vallorbe, this detached house is in excellent condition. It offers a commanding position, optimal sunlight throughout the day, and a layout designed for comfortable and practical family living. Only 15 minutes from Orbe and within walking distance of public transport (Le Day train station – 35 minutes to Lausanne).

Upper Ground Floor

- Spacious and bright dining area with fully equipped open kitchen
- Traditional built-in pizza oven
- Cozy living room with high ceilings and wood-burning stove
- Large bathroom with corner bathtub, walk-in shower, vanity unit, illuminated mirror and toilet
- Master bedroom with access to dressing room
- Separate dressing space

Upper Floor

- Two bedrooms, each with their own fitted dressing area
- Spacious 7 m² hall, ideal for a home office
- Shower room with double sink

Lower Ground Floor

- Double garage with electric door and workshop space
- Wine cellar
- Additional storage room
- Pantry for freezer, fridge and provisions
- Guest room with en-suite shower
- Separate WC with washbasin
- Laundry room
- Underfloor gas heating – estimated monthly cost:

CHF 220

Outdoors

- Well-maintained garden with vegetable patch
- 50 m² south-facing terrace
- Fully fenced plot – perfect for pets
- Wellness chalet with jacuzzi for 6–7 people
- Petanque court
- Three outdoor parking spaces
- Large woodshed
- Electric gate
- Triple-glazed windows, electric blinds and aluminium shutters
- 10 solar panels for improved energy efficiency

**A well-maintained family home with plenty of space
and practical features in a calm and sunny setting.
A must-see!**

SURFACES

Living area	150 m ²
Surface of parcel	822 m ²
Underground surface	99 m ²
Volume	904 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	4
Year of construction	2006
Year of restoration	2024
Heating system	Gas, Solar
Heating installation	Floor, Stove
Service costs	CHF 220.-/month
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	5 included
Total nb. of parkings	7 included
Construction zone	Zone d'habitation de moyenne densité

DISTANCES

Public transports	210 m
Stores	672 m
Restaurants	467 m

PROXIMITY

- Villa area
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Pond
- Annex
- Garage
- Carport
- Jacuzzi
- Petanque ground

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing

- Cellar
- Wine cellar
- Storeroom
- Unfurnished
- Triple glazing
- Bright/sunny

EQUIPMENT

- Shower
- Bath
- Central vacuum

FLOOR

- Tiles

CONDITION

- Good

ORIENTATION

- North
- West

VIEW

- Nice view
- Far view
- Valley view
- Forest
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'290'000.-

Availability

To be discussed

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