

# LE BRASSUS



Bright Minergie AAA single-family home with  
unobstructed view

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**CHF 1'395'000.-**

Parking place(s) included



5.5

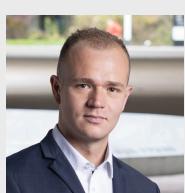


4



~230 m<sup>2</sup>

n° ref. **044326**



**Switzerland | Sotheby's International Realty**  
Ruelle de Midi 2, 1040 Echallens

**Julien Sanchez**

+41 76 690 16 78

julien.sanchez@swsir.ch

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



## SITUATION AND DESCRIPTION

Built in 2015, this Minergie AAA house, equipped with solar panels, was designed by its owners to offer optimal living comfort. It is set in a peaceful environment on the edge of an agricultural zone, while benefiting from beautiful volumes and quality fittings. Spread over two levels, it offers beautiful volumes:

- Ground floor : entrance hall with built-in cupboard and electric wardrobe, large bright living room with dining area and access to a large terrace, modern open kitchen with central island, bedroom and shower room.
- First floor : two bedrooms, a family bathroom as well as a master suite with private shower room including shower and bathtub.
- Attic : space to be converted according to your wishes (additional bedrooms, study, games room, etc.).

Set on a plot of over 1,300 m<sup>2</sup>, the property offers great features: large double garage with electric door and charging point, petanque court, garden shed, bike room and outdoor water points.

A modern, eco-friendly property, combining comfort, space and quality of life, ideal for a family in search of calm and practicality.

## **SURFACES**

Living area	~ 230 m <sup>2</sup>
Surface of parcel	~ 1340 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of terraces	1
Year of construction	2015
Heating system	Air to water heat pump
Domestic water heating system	Solar
Heating installation	Floor
Energy efficiency	A
Building envelope	A

## **DISTANCES**

Public transports	664 m
Primary school	360 m
Stores	1228 m
Restaurants	1264 m

## PROXIMITY

- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Hiking trails
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Near customs

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden

- Pond
- Shed
- Parking
- Garage
- Jacuzzi
- Petanque ground
- Built on even grounds

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Garage
- Open kitchen
- Guests lavatory
- Swedish stove
- Triple glazing
- Bright/sunny
- Natural light

## EQUIPMENT

- Furnished kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath
- Thermal solar collector system
- Photovoltaic panels
- Controlled ventilation
- Outdoor lighting

## FINANCIAL DATA

Price

**CHF 1'395'000.-**

Availability

To be discussed

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**FLOOR**

- Tiles

**CONDITION**

- Very good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Rural
- Garden
- Forest

**STYLE**

- Modern

**STANDARD**

- Minergie®
- Minergie® certified
- SNBS (Swiss Sustainable Construction Standard)



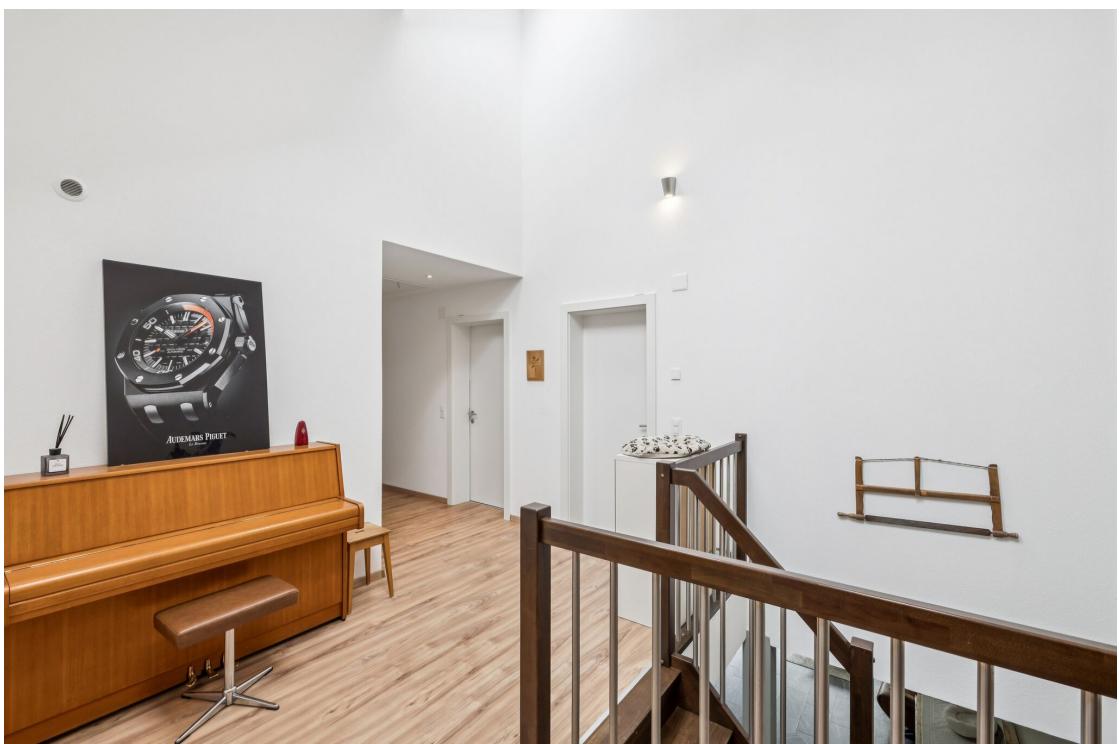




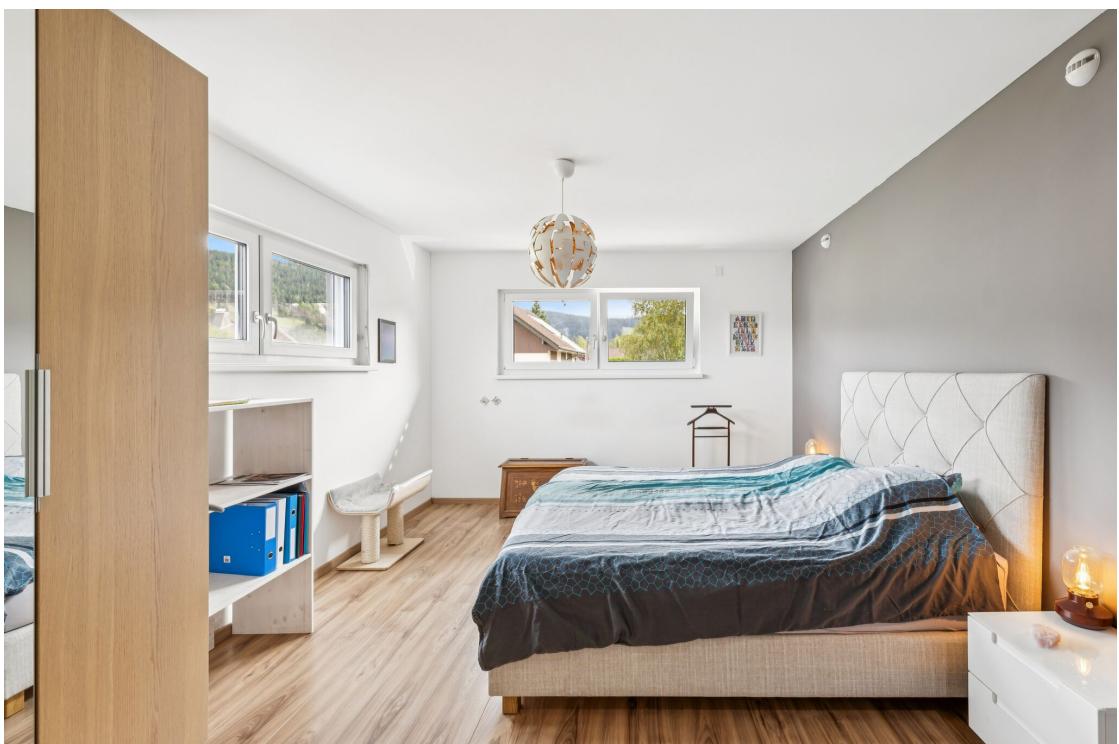












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