

# CORCELLES-PRÈS-PAYERNE



Comfort, calm and greenery in Corcelles-près-Payerne

**CHF 935'000.-**

Parking place(s) included



5.5



4



127 m<sup>2</sup>

n° ref. **043584D**



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Switzerland

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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

### **Privileged living environment between serenity and connectivity**

Ideally located in a sought-after residential area of Corcelles-près-Payerne, this beautiful single-family home captivates with its quiet, leafy surroundings, perfect for a fulfilling family life. Just a few minutes' walk from schools, shops and the train station, it combines the charm of a peaceful setting with the convenience of excellent transport links. With quick access to the A1 freeway and rail links to Lausanne, Fribourg, Payerne or Berne, this address represents a strategic location, as comfortable as it is efficient on a daily basis.

### **A bright, functional house, designed for everyday life**

Distributed over two levels, the house offers a harmonious, user-friendly layout. The main floor features two good-sized bedrooms, a dressing room,

a bathroom and a kitchen opening onto the living room. A luminous winter garden completes this living space, offering a warm and inviting place to be in any season. The lower level houses two additional bedrooms, a separate toilet, a machine room and a vast garage/workshop, ideal for storage or an independent activity.

### **A garden planted with trees to live at nature's pace**

Established on a large green plot, the property benefits from a magnificent garden embellished with fruit trees, a true haven of peace for families in search of nature and privacy. The ideal orientation and the absence of overlooking properties guarantee plenty of natural light throughout the day. A rare property, combining comfort, space and quality of life in one of the Broye's most sought-after communities.

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**SURFACES**

Living area	127 m <sup>2</sup>
Surface of parcel	1054 m <sup>2</sup>
Garret surface	114 m <sup>2</sup>
Underground surface	86 m <sup>2</sup>
Useful surface	185 m <sup>2</sup>
Volume	706 cbm

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	2
Year of construction	1967
Heating system	Wood
Domestic water heating system	Wood
Heating installation	Stove
Outside parking place/s	3 included
Number of boxes	1 included
Total nb. of parkings	4 included

**DISTANCES**

Public transports	568 m
Primary school	1969 m
Stores	874 m
Restaurants	547 m

**PROXIMITY**

- Village
- Villa area
- Green
- Shops/Stores
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Near a golf course
- Hiking trails
- Theatre
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garden
- Greenery
- Pond
- Fence
- Gardenhouse
- Covered parking space(s)
- Parking
- Box
- Built on even grounds
- Ground level access

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Dressing

- Wintergarden
- Cellar
- CP-Shelter
- Workshop
- Heating Access
- Swedish stove
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Garden

**FINANCIAL DATA****Price****CHF 935'000.-****Availability**

To be discussed

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