

# LE SENTIER



Detached 6.5-room house with garden,  
terrace and great potential

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**CHF 780'000.-**



6.5



3

n° ref. **045887**



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## SITUATION AND DESCRIPTION

Located in Le Chenit, this 1938 detached house set on a 793 m<sup>2</sup> plot will appeal to lovers of character properties for renovation, looking for a quiet, leafy and well-exposed environment.

South-east-facing, the house benefits from excellent sunlight and is spread over three levels, offering beautiful volumes and an ideal distribution for a bespoke renovation project.

The first floor features two large, bright living rooms and a kitchen with direct access to the terrace and garden. The first floor includes three bedrooms, including a master suite with bathroom and balcony, as well as an office. The basement completes the ensemble with functional spaces (laundry room with shower, cellars, technical room).

Externally, the wooded garden, recent terrace (pre-equipped for a veranda), garage and parking spaces enhance the appeal of the property.

Distance heating and solar thermal panels provide an interesting basis for energy renovation.

A property with high potential for value enhancement, ideal for buyers wishing to create a place to live in their own image, while enjoying the amenities of the village.

## SURFACES

Surface of parcel	~ 699 m <sup>2</sup>
Garden surface	~ 650 m <sup>2</sup>
Volume	~ 950 cbm

## CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Year of construction	1938
Year of restoration	2000
Heating system	Distance heating
Domestic water heating system	Solar
Heating installation	Radiator, Stove
Second home	Non authorized
Energy efficiency	B
Building envelope	E
Parking places	Yes, obligatory

## DISTANCES

Public transports	186 m
Primary school	1056 m
Stores	287 m
Restaurants	176 m

## PROXIMITY

- Village
- Green
- Mountains
- Lake
- Beach
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Garage
- From road
- Built on even grounds
- Ground level access

## INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Carnotzet
- Garret
- Storeroom
- Workshop
- Unfurnished
- Built-in closet
- Heating Access
- Swedish stove
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- Penthouse
- Timber frame

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower
- Thermal solar collector system
- Internet connection

## FINANCIAL DATA

Price

CHF 780'000.-

Availability

immediately

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## **FLOOR**

- Tiles
- Parquet floor
- Mosaic parquet floor
- Antique parquet floor

## **CONDITION**

- Planned works
- To be renovated
- To convert
- To be refurbished
- In it's current state
- Antique

## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Optimal
- Favourable
- Good
- All day

## **VIEW**

- Far view
- Valley view
- Lake
- Garden
- Forest
- Mountains
- Jura

## **STYLE**

- Classic
- Modern









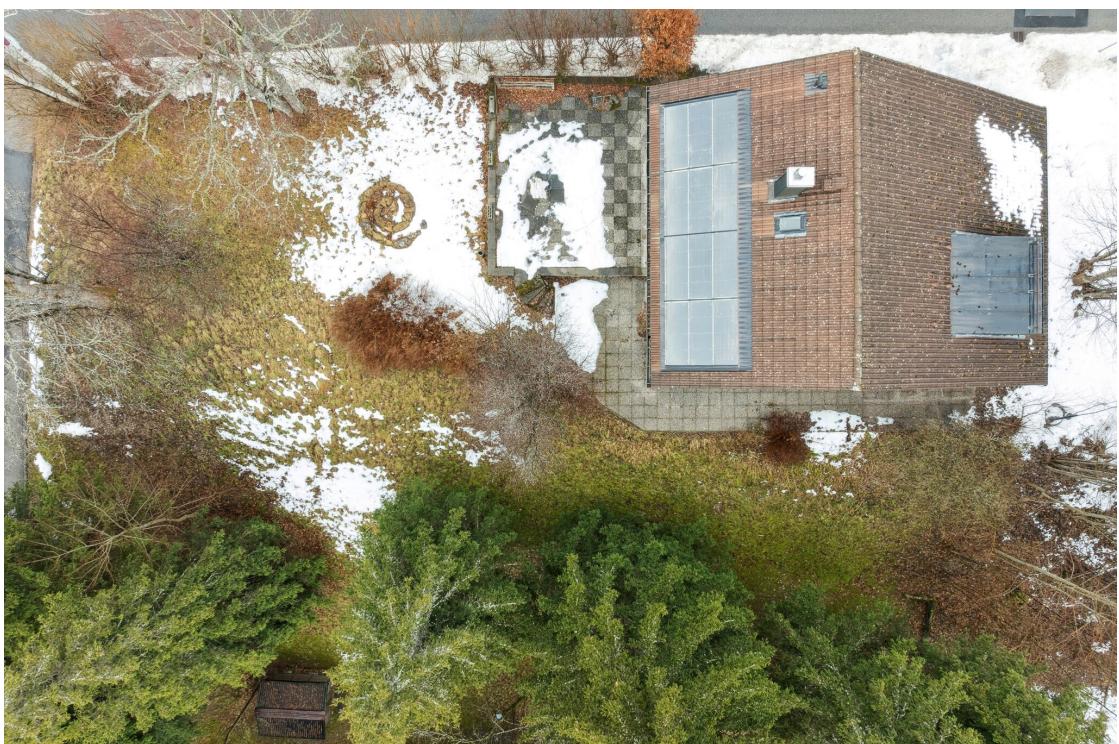








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