

PAILLY



Great development potential for this
detached villa!

CHF 1'175'000.-

Parking place(s) included



4.5



2

n° ref. **041490DD**



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

Thibault Groux
+41 79 897 72 47
thibault.groux@swsir.ch



SITUATION AND DESCRIPTION

Located in the charming commune of Pailly and rare on the market, this fully detached villa will seduce you with its dominant position, location as well as its strong development potential!

Erected in 1996, it comprises two levels (basement ground floor) and a slab has been laid over the ground floor ceiling to facilitate the creation of a third level and thus greatly increase the current volume (816 m³).

On a plot of around 950 m², this house currently benefits from a single-storey living space. The villa boasts two bedrooms, a bathroom with bathtub, a closed kitchen and a majestic, bright living room. The lower ground floor has been converted by the current owners to create a heated office space and shower room.

Particular attention has been paid to the exterior features, with a magnificent garden that runs around the property and enjoys a beautiful country view over the plain and surrounding mountains.

In the current layout, it is very easy to create an additional bedroom.

Do you want to live in a great place to live, ideally located close to Lausanne and Yverdon? This house will be ideal for your family. K. Flückiger 079 266 98 64

SURFACES

Surface of parcel	~ 946 m ²
Useful surface	~ 225 m ²
Volume	~ 816 cbm

- Technical room
- Storage room
- Office
- Shower room
- Cellar / PC shelter

CHARACTERISTICS

Number of floors above ground	1
Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	2
Year of construction	1996
Year of restoration	2022
Heating system	Fuel oil, Solar
Domestic water heating system	Fuel oil
Heating installation	Radiator, Floor
Inside parking place/s	2 included
Outside parking place/s	5 included
Total nb. of parkings	7 included
Energy efficiency	C
Building envelope	D
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	115 m
Primary school	152 m
Restaurants	316 m

DISTRIBUTION**Ground floor**

- A living space (living room, dinary)
- A veranda (easily convertible into an additional room)
- A shower room
- An enclosed kitchen
- 2 bedrooms
- Outdoor room

Basements

- A double garage
- A distribution hall (level access)



CONSTRUCTION

- In-slab foundation
- Brick/reinforced concrete walls
- Building envelope with all-round insulation, double-glazed windows with PVC frames
- Heat production by oil-fired boiler, radiator and floor distribution

PROXIMITY

- Village
- Green
- Residential area
- Child-friendly
- Playground
- Primary school

OUTSIDE CONVENIENCES

- Garage

INSIDE CONVENIENCES

- Cellar
- CP-Shelter
- Swedish stove
- Double glazing
- Bright/sunny

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be refurbished
- With extension possibility

ORIENTATION

- South

EXPOSURE

- Optimal
- All day
- Morning

- In the evening

VIEW

- Nice view
- Unobstructed
- Fields
- Forest
- Mountains
- Alps

FINANCIAL DATA**Price**

CHF 1'175'000.-

Availability

To be discussed

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