

YVERDON-LES-BAINS



For sale: Single family house

CHF 1'250'000.-

Price of parking place(s) in addition



6.5



5



153 m²

n° ref. **045780**



Switzerland | Sotheby's International Realty
Rue de la Plaine 41, 1400 Yverdon-les-Bains

Kevin Lamidi
+41 76 715 50 59
kevin.lamidi@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Located in **Yverdon-les-Bains**, in the immediate vicinity of all amenities, this **6.5-room house** combines **recent renovation** and **development potential**.

Built in 2005, the property benefited from a **renovation in 2025**, covering most of the building. Some elements can still be finalized or adapted, offering the future buyer the possibility of personalizing the property according to their needs.

Distribution

Ground floor

Direct access to a bright **living room** with **fully equipped open-plan kitchen**, a **bedroom**, as well as a **WC with bathroom**.

First floor

Four bedrooms, including one with **private shower room and WC**, as well as **direct access to a 21.4 m² terrace**.

Basement

Basement of approx. **81 m²** comprising a **carnotzet, laundry/technical room (City gas with underfloor distribution)**.

Parking

A **garage** completes the property, with the **possibility of creating an outdoor parking space**.

The house can be operated as a **main residence** or be the subject of a **transformation into two apartments**, the **conversion costs have already been studied** and a **project completion target value is available**.

www.switzerland-sothebysrealty.ch

Switzerland | Sotheby's
INTERNATIONAL REALTY

To be visited without delay.

www.switzerland-sothebysrealty.ch

SURFACES

Living area	153 m ²
Surface of parcel	278 m ²
Underground surface	81 m ²
Useful surface	249 m ²
Volume	938 cbm

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Year of construction	2005
Year of restoration	2025
Heating system	Gas
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	1 included
Number of boxes	1 included
Total nb. of parkings	2 included
Construction zone	Zone de faible densité
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	168 m
Primary school	749 m
Stores	550 m
Restaurants	187 m

Switzerland

Sotheby's
INTERNATIONAL REALTY



!!PDF_DESCRIPTOR_OFFMARKET!!

Located in **Yverdon-les-Bains**, in the immediate vicinity of all amenities, this **6.5-room house** combines **recent renovation** and **development potential**.

Built in 2005, the property benefited from a **renovation in 2025**, covering most of the building. Some elements can still be finalized or adapted, offering the future buyer the possibility of personalizing the property according to their needs.

Distribution

Ground floor

Direct access to a bright **living room** with **fully equipped open-plan kitchen**, a **bedroom**, as well as a **WC with bathroom**.

First floor

Four bedrooms, including one with **private shower room and WC**, as well as **direct access to a 21.4 m² terrace**.

Basement

Basement of approx. **81 m²** comprising a **carnotzet, laundry/technical room (City gas with underfloor distribution)**.

Parking

A **garage** completes the property, with the **possibility of creating an outdoor parking space**.

The house can be operated as a **main residence** or be the subject of a **transformation into two apartments**, the **conversion costs have already been studied** and a **project completion target value is available**.

www.switzerland-sothebysrealty.ch

To be visited without delay.

PROXIMITY

- City centre
- Shops/Stores
- Railway station
- Bus stop
- Theatre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s

INSIDE CONVENIENCES

- Garage
- Open kitchen

EQUIPMENT

- Fitted kitchen

CONDITION

- Good

STYLE

- Classic

FINANCIAL DATA

Price

CHF 1'250'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.











