

# POLIEZ-PITTET



Beautiful 9.5 room detached property!

**CHF 1'690'000.-**



9.5



6



~202 m<sup>2</sup>

n° ref. **046579**



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## SITUATION AND DESCRIPTION

Located on the heights of the commune of Poliez-Pittet, this beautiful property with character will seduce you with its wide open spaces as well as its location, on the edge of an agricultural zone. Set in a quiet, family-friendly residential area, it offers a living environment combining unobstructed views and proximity to amenities.

Erected in 1971 by its owners, this quality construction has been carefully maintained over the years. Although the house is in good condition, renovation work is nevertheless required to bring the building up to current energy standards.

Situated on a plot of over 1,000 m<sup>2</sup>, it offers numerous possibilities for development and optimization of interior and exterior spaces.

Highlights:

- **Light and panorama**: large bay windows offering optimal light and unobstructed views.
- **Exterior spaces**: vast garden and exteriors to take full advantage of fine weather.
- **6 bedrooms 1 office**: 4 pretty bedrooms upstairs as well as 2 other bedrooms and an office on the first floor, ideal for a family.
- **Generous volumes**: over 1,300 m<sup>3</sup> of living space to redevelop. Possibility of separating into two dwellings.
- **Quality construction**: sound basis for your real estate project.
- **Ideal location**: beautiful views of the Jura and the village, close to amenities.
- **Daily practicality**: large garage of over 60 m<sup>2</sup> with workshop and ancillary room.

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this opportunity at 079 897 72 47.

**SURFACES**

|                                 |                       |
|---------------------------------|-----------------------|
| Living area                     | ~ 202 m <sup>2</sup>  |
| Surface of parcel               | ~ 1049 m <sup>2</sup> |
| Balcony Surface                 | ~ 11 m <sup>2</sup>   |
| Garden surface                  | ~ 884 m <sup>2</sup>  |
| Veranda / winter garden surface | ~ 14.7 m <sup>2</sup> |
| Underground surface             | ~ 141 m <sup>2</sup>  |
| Useful surface                  | ~ 380 m <sup>2</sup>  |
| Volume                          | ~ 1303 cbm            |

**CHARACTERISTICS**

|                               |                 |
|-------------------------------|-----------------|
| Number of flats               | 1               |
| Number of floors above ground | 2               |
| Number of rooms               | 9.5             |
| Number of bedrooms            | 6               |
| Number of bathrooms           | 2               |
| Number of toilets             | 3               |
| Number of balcony             | 2               |
| Year of construction          | 1971            |
| Heating system                | Fuel oil        |
| Heating installation          | Radiator        |
| Second home                   | Non authorized  |
| Energy efficiency             | D               |
| Building envelope             | E               |
| Parking places                | Yes, obligatory |

**DISTANCES**

|                   |        |
|-------------------|--------|
| Public transports | 304 m  |
| Primary school    | 408 m  |
| Stores            | 3010 m |
| Restaurants       | 196 m  |

**DISTRIBUTION****Ground floor**

- Main entrance hall
- Enclosed kitchen with corner bench
- 40m<sup>2</sup> living/dining room fireplace with access to heated veranda heated
- One large bedroom
- Bathroom with WC and bathtub shower

- Small study and games room

**1st floor**

- 4 bedrooms, three with balconies
- A storeroom
- Space for conversion with arrival of water
- Bathroom with shower WC

**Basements**

- Carnotzet with cistern access
- Wine cellar
- Laundry utility room
- Small WC and a pantry
- A huge garage of over 60m<sup>2</sup>
- Additional storage space



## CONSTRUCTION

Traditional quality construction  
Double-wall structure  
Gabled roof, under-roof insulation  
Single-glazed window, wood frame  
Oil-fired boiler from 2006, radiator distribution

**PROXIMITY**

- Village
- Villa area
- Mountains
- Bus station
- Child-friendly

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Fence
- Garage
- Ground level access

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Cellar
- Wine cellar
- Cernetzet
- Storeroom
- Workshop
- Fireplace
- Simple glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven

- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor
- Linoleum
- Carpet

**CONDITION**

- To be renovated

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal

**VIEW**

- Nice view

**FINANCIAL DATA****Price**

CHF 1'690'000.-

**Availability**

immediately

**Judicial form**

En nom propre

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