

# LE SENTIER



For sale: Single family house

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**CHF 1'450'000.-**

Parking place(s) included



6.5

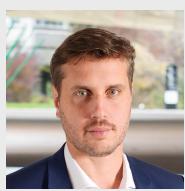


3



190 m<sup>2</sup>

n° ref. **045072**



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## SITUATION AND DESCRIPTION

Discover this magnificent 6.5-room family home, built in the typical Villa Vaudoise style, combining traditional charm and modern comfort. Perfectly maintained, it benefits from top-of-the-range technical installations, including a geothermal heat pump and photovoltaic panels, guaranteeing very low annual charges.

Ideally located in a quiet, leafy neighborhood, the property offers a peaceful living environment, while remaining close to the center, amenities and schools. A rare and sought-after property, perfect for a family or couple, with a magnificent large garden.

Ground floor

- External spaces for 2 to 3 vehicles
- Covered entrance with access to double garage and small storage room
- 1 bedroom with shower room
- Large, bright living room with original fireplace overlooking garden

- Contemporary kitchen open to dining room

Floor

- 2 bedrooms
- 1 office
- 1 shower room with washing machine and tumble dryer

## SURFACES

Living area	190 m <sup>2</sup>
Surface of parcel	1172 m <sup>2</sup>
Useful surface	263 m <sup>2</sup>
Volume	979 cbm

## CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	2
Year of construction	1990
Year of restoration	2021
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Energy efficiency	B
Building envelope	D

## DISTANCES

Public transports	262 m
Primary school	696 m
Stores	131 m
Restaurants	239 m

## PROXIMITY

- Villa area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Shed
- Parking
- Built on even grounds

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Shower

- Bath
- Photovoltaic panels

## FLOOR

- Tiles
- Parquet floor

## EXPOSURE

- Optimal

## FINANCIAL DATA

**Price**

**CHF 1'450'000.-**

**Availability**

To be discussed

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