

# PENTHALAZ



New 4.5-room apartment with loggia in the  
heart of Penthaz

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**CHF 980'000.-**

Price of parking place(s) in addition



4.5



3



~132 m<sup>2</sup>

n° ref. **042696**



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## SITUATION AND DESCRIPTION

### New 4.5-room apartment with loggia in the heart of Penthaz:

Located in the centre of the village of Penthaz, just a short walk from Cossonay-Penthalaz train station, this brand-new 4.5-room apartment offers a harmonious living environment combining modern comfort with village charm. Set on the first floor of a character building fully renovated in 2025, it stands out for its generous volumes, distinctive layout and high-quality finishes.

### Discover a newly built apartment with a unique design:

With a net living area of 132 m<sup>2</sup>, this apartment has been designed to provide optimal comfort and functionality. The main living area features a bright and spacious living room with dining area and an open-

plan kitchen with central island, opening onto a beautiful loggia ideal for outdoor relaxation.

The upper level comprises three bedrooms, including a spacious master bedroom, along with two elegant bathrooms.

A large and versatile mezzanine on the top floor completes the property, offering the possibility to create a playroom, office, relaxation space or an additional bedroom according to your needs.

### A pleasant and convenient environment:

The commune of Penthaz enjoys a privileged location between countryside and city, just a few minutes from Cossonay and around 20 minutes from Lausanne. Peaceful and welcoming, it offers a delightful living environment with all essential amenities close at hand. The apartment is located in the heart of the village, within a charming building fully transformed into a

high-quality residential project comprising only five units.

**Mobility and energy efficiency**

The Cossigny-Penthalaz train station is within walking distance, providing fast connections to Lausanne in under 20 minutes. The nearby A1 motorway offers easy access to Geneva, Lausanne and Yverdon.

The building is equipped with a water-to-water heat pump and photovoltaic panels, ensuring excellent energy efficiency and low running costs.

A bike room and cellar are available, and two outdoor parking spaces are offered in addition to the sale price.

**A rare opportunity in Penthalaz:**

Delivered turnkey and ready to move in, this newly built apartment combines modernity, comfort and quality of life in a peaceful yet convenient setting. An ideal choice for families or couples looking for a new home without compromise between charm, functionality and accessibility.

## **SURFACES**

Living area ~ 132 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	1st floor
Costs	CHF 497.-/month
Communal tax	72.5 %

## **DISTANCES**

Public transports	130 m
Primary school	1533 m
Stores	484 m
Restaurants	85 m

## INFORMATION

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump, Solar

## PROXIMITY

- Village
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Tennis centre
- Bike trail
- Soccer pitch
- Hospital / Clinic

## OUTSIDE CONVENIENCES

- Garden in co-ownership
- Loggia
- Parking

## INSIDE CONVENIENCES

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Cellar
- Bicycle storage
- Storeroom
- Unfurnished
- Connected thermostat
- Triple glazing
- With front and rear view

## EQUIPMENT

- Furnished kitchen
- Connections for washing tower
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New

## EXPOSURE

- Good

## STYLE

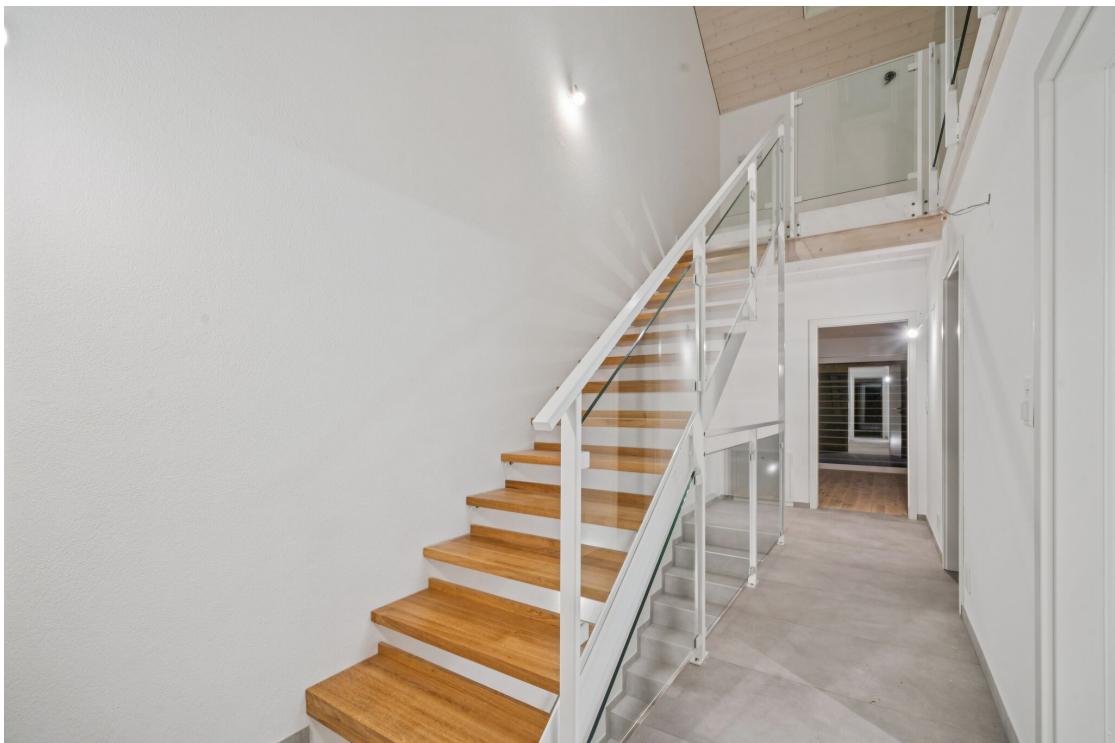
- Modern

## FINANCIAL DATA

<b>Price</b>	CHF 980'000.-
<b>Price park.ext ②</b>	CHF 35'000.-
<b>Total price</b>	<b>CHF 1'015'000.-</b>
<b>Availability</b>	immediately

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