

# YVERDON-LES-BAINS



For sale: Villa

**CHF 1'280'000.-**



9



6



193 m<sup>2</sup>

n° ref. **043808**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Built in 1956, this charming house has been meticulously maintained over the years and benefited from maintenance and updating work in 2023.

It currently comprises two 4.5-room apartments, one of which is rented out, offering an immediate return.

Ground floor: fully renovated between 2023 and 2025, the apartment has been carefully refurbished and requires no work.

First floor: apartment in excellent state of maintenance, perfectly habitable as is.

Both apartments are in very good condition and ready to move into without any additional investment.

Full basement (excavated house): you'll benefit from several cellars, a laundry room as well as a large available space that can be converted to suit your desires: gym, leisure space, workshop or office.

Exceptional development potential: the building offers the possibility of an over-elevation, enabling the creation of a third dwelling. The house could also be

reunited into a single dwelling for an ambitious family project.

A property with multiple possibilities: rental investment, intergenerational home or main residence with yield.

This property will adapt to your desires and needs, while offering strong development potential. The house has three parking spaces in addition to the price of CHF 15,000 each.

**SURFACES**

Living area	193 m <sup>2</sup>
Weighted Surface	198 m <sup>2</sup>
Surface of parcel	540 m <sup>2</sup>
Garden surface	405 m <sup>2</sup>
Terrace surface	22 m <sup>2</sup>
Underground surface	95 m <sup>2</sup>
Surface ground floor	190 m <sup>2</sup>
Useful surface	289 m <sup>2</sup>
Volume	1068 cbm
Ceiling height	2.6 m

**CARACTERISTICS**

Number of flats	2
Number of floors above ground	1
Number of rooms	9
Number of bedrooms	6
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	1
Gross living area	190 m <sup>2</sup>
Year of construction	1956
Year of restoration	2023
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Basements	1

**DISTRIBUTION****Lower ground floor**

- Buanderie
- Two cellars
- Carnotzet
- Two available

**Ground floor**

- 4.5-room apartment refurbished in 2023
- Fitted kitchen

- living/dining room
- Access to terrace and garden
- three bedrooms
- visitor WC
- bathroom/WC

**1st floor**

- 4.5-room apartment
- Closed fitted kitchen
- Living room with access to balcony
- three bedrooms
- one bathroom/WC



## CONSTRUCTION

Traditional massive construction

**PROXIMITY**

- Villa area
- Green
- Shops/Stores
- Bank
- Restaurant(s)
- Railway station
- Bus stop
- Tram stop
- Child-friendly
- Nursery
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Hospital / Clinic
- Doctor
- Thermal center

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Swimming pool
- Tennis court
- Built on even grounds

**INSIDE CONVENIENCES**

- Without elevator
- Open kitchen
- Guests lavatory
- Cellar
- Carnotzet
- Bicycle storage
- CP-Shelter
- Home cinema
- Unfurnished
- Heating Access
- Double glazing
- Bright/sunny
- With front and rear view
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Laundry drop
- Connections for washing tower
- Bath
- full finishing

**FLOOR**

- Tiles
- Parquet floor

**FINANCIAL DATA****Price****CHF 1'280'000.-****Availability**

To be discussed

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**CONDITION**

- Very good

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal

















