

# VILLENEUVE VD



Village house with authentic charm

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**CHF 980'000.-**



4.5



3



~138 m<sup>2</sup>

n° ref. **045537**



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## SITUATION AND DESCRIPTION

Located in the heart of Villeneuve, in a quiet, privileged environment, this charming village house offers an ideal quality of life right next to amenities and the lake. Spread over three levels, its authenticity will win you over. Dating back to 1850, it has been regularly maintained and renovated with care, while retaining its original character and view of the surrounding mountains.

## **SURFACES**

Living area	~ 138 m <sup>2</sup>
Surface of parcel	~ 140 m <sup>2</sup>
Volume	~ 355 cbm

-Shower room with WC

## **CARACTERISTICS**

Number of floors above ground	3
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Number of terraces	1
Year of construction	1850
Year of restoration	2019
Heating system	Pellets
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Authorized

## **DISTANCES**

Public transports	808 m
Stores	1120 m
Restaurants	799 m

## **DISTRIBUTION**

### **Ground floor**

- Entrance hall
- Buanderie
- Bedroom
- Shower room with wc

### **1st floor**

- Living and dining room
- Equipped open kitchen
- Balcony access
- Separate WC
- Pellets

### **2nd floor**

- Hallway with access to both bedrooms



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## NEIGHBOURHOOD

- City centre
- Village
- Mountains
- Lake
- Beach
- Shops/Stores
- Bank
- Restaurant(s)
- Railway station

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Covered parking space(s)
- Parking
- Pizza Oven
- Outdoor-kitchen

## INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Separated lavatory
- Unfurnished
- Double glazing
- Bright/sunny
- Exposed beams
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Oven

- Fridge
- Dishwasher
- Shower
- Photovoltaic panels

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## ORIENTATION

- South
- West

## EXPOSURE

- Good
- All day

## VIEW

- Nice view
- Clear
- Mountains

## FINANCIAL DATA

### Price

**CHF 980'000.-**

### Availability

immediately

### Judicial form

En nom propre

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