



EXCLUSIVITY: BEAUTIFUL DETACHED VILLA IN CHAVORNAY FOR YOU!

1373 Chavornay | Reference : 6141921

CHF 1,580,000.-



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EXCLUSIVITY: BEAUTIFUL DETACHED VILLA IN CHAVORNAY FOR YOU!

CH-1373 Chavornay | **CHF 1,580,000.-**



Chavornay – a privileged quality of life in the heart of the Vaudois North

Located in the heart of the Vaudois North, Chavornay is attractive because of its balance between quality of life, tranquility and excellent accessibility.

The commune offers its inhabitants a pleasant and family-friendly environment, while benefiting from numerous amenities that are within walking distance: schools, shops, bakery, supermarkets, post office, banks, and local services.

From this detached villa, the main village infrastructure is easily accessible on foot, including schools, the Chavornay train station, and the shops on Rue de la Gare.

The station is a major asset for daily commutes and provides excellent connections to the main urban centers in the region. Road access is also particularly convenient due to the proximity of major highways.

Chavornay thus offers an ideal living environment for families as well as for individuals seeking the tranquility of a small town without sacrificing the conveniences and transportation options.

Located in a pleasant residential area, this detached villa built in 2009 is situated on a 580 m² plot. The property offers approximately 160 m² of living space, distributed across comfortable and functional areas, perfectly suited for family life.

CHARACTERISTICS

Reference: **6141921**

Type: **Single family house**

Availability: **To agree**

Rooms: **6.5**

Bedrooms: **5**

Bathrooms: **2**

Living area: **160 m²**

Useful surface: **273 m²**

Ground surface: **580 m²**

Year of construction: **2009**

Parking spaces: **Yes, obligatory**

Heating type: **Gas**

Heating installation: **Floor**



The house is in very good condition and does not require any major work, allowing future owners to move in immediately and fully enjoy their new living environment.

Another major asset lies in its complementary volumes.

A ground floor designed for living and entertaining:

From the moment you step inside, this ground floor captivates with its beautiful spaces, its brightness, and its design that is resolutely focused on conviviality.

The spacious living area of approximately 28 m² harmoniously combines the dining room and living room. Very large windows extend the interior spaces naturally to the outside and provide pleasant brightness throughout the day.

Open to the living room, the kitchen of approximately 10.6 m² is a real heart of the house. It has a large central island, which is particularly convivial for everyday meals or for sharing a moment with friends. It also has plenty of storage space and practical features such as a wine cellar.

On this floor you will find a large pantry of about 3.3 m², a shower room with WC of about the same size, and a large storage room, which is particularly practical for organizing and storing everyday items.

Outside, a beautiful terrace of about 50 m² surrounds the house and creates several areas allowing you to fully enjoy the beautiful days. It extends to a completely flat garden, enclosed and perfectly delimited, offering a pleasant and secure environment for the whole family.

A bright and functional ground floor, where the interior spaces naturally communicate with a carefully designed exterior.

The first floor is dedicated to comfort and family life.

Upstairs, the night space offers three spacious bedrooms, each with pleasant volumes and an atmosphere conducive to relaxation.

A desk perfectly complements this space and can also be arranged as a guest room, playroom, or home office.

The bathroom, functional and bright thanks to its window, has both a shower and a bathtub as well as a toilet. This is a particularly practical arrangement for a family, allowing you to enjoy a quick shower every day as well as a relaxing bath.

A perfectly designed floor plan that provides everyone with their own space while maintaining a harmonious family organization.

The attic, which is about 30 m², is easily accessible via a staircase from the first floor. This additional space represents a real potential for future development and can be adapted to the future needs of the owners, subject to the necessary permits.

In total, the villa benefits from approximately 272 m² of total surface area, including living spaces, basement, and attic. A rare property for those seeking the comfort of an individual villa, generous spaces, and the ability to evolve their home over time.

The basement, fully excavated with paint and tiling, extends over approx. 82 m² and offers a large games room of approx. 40 m² with two skylights and natural light, a cellar of approx. 9 m² and a utility room with laundry area of 12 m².

A covered space and an outdoor space complete this property and it is easy to add two outdoor parking spaces, a permit has been obtained for this.

Come and discover this villa that will be available before the end of the year!

Contact us at 078 638 52 24 and we will gladly arrange an on-site visit.



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CONTACT FOR VISITING

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CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Condition of the property	Good
Type	Single family house	Standing	Standard
Reference	6141921	Living area	160 m²
Rooms	6.5	Ground surface	580 m²
Bedrooms	5	Useful surface	273 m²
Bathrooms	2	Parking spaces	Yes, obligatory
Year of construction	2009	Exterior parking	1
Heating type	Gas	Covered parking	1
Heating installation	Floor		

CONVENIENCES

NEIGHBOURHOOD

- | | | |
|----------------|-----------------|-------------------------|
| - Village | - Bank | - Railway station |
| - Villa area | - Post office | - Bus stop |
| - Green | - Restaurant(s) | - Highway entrance/exit |
| - Shops/Stores | | |

OUTSIDE CONVENIENCES

- | | | |
|-------------|----------------------------|-------------------------|
| - Terrace/s | - Covered parking space(s) | - Built on even grounds |
| - Garden | - Parking | - Roof insulation |
| - Quiet | - Barbecue-chimney | - Perimeter insulation |
| - Greenery | | |

INSIDE CONVENIENCES

- | | | |
|-------------------|--------------------|----------------------------------|
| - Eat-in-kitchen | - Carnotzet | - Double glazing |
| - Open kitchen | - Built-in closet | - Bright/sunny |
| - Guests lavatory | - Air conditioning | - Traditional solid construction |
| - Pantry | | |



EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view

STYLE

- Modern



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EXTERIOR VIEW





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