



## Apartment for sale, Valeyres-sous-Montagny (Valeyres-sous-Montagny, Switzerland)

Valeyres-sous-Montagny

**Prix de vente : CHF 1'180'000.-**

# Présentation

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Nestled in the heart of Valeyres-sous-Montagny, a few minutes from Yverdon, this new residence offers a unique opportunity to acquire a property in one of the most sought-after regions of the canton of Vaud. This real estate project is distinguished by its exceptional location, surrounded by nature, as well as by the impeccable quality of its materials and finishes.

Discover an exceptional penthouse on two levels:

This sumptuous duplex attic, located on the top floor, offers generous volumes and impressive ceiling heights. This unique property will seduce you with its distinctive character, and is composed as follows:

- Entrance hall with ample built-in storage space, leading to the expansive living area.
- Living and dining room with a modern fireplace and an open kitchen with central island, all bathed in light thanks to the large bay windows giving access to a large balcony.
- Mezzanine of 40 m<sup>2</sup>, accessible by an elegant staircase, ideal for setting up an office, a games room or a relaxation area.
- 4 bright bedrooms, including a sumptuous master suite with dressing room, private balcony and parquet floors.
- 2 contemporary bathrooms, one with a walk-in shower and the other with a bathtub.

A privileged and peaceful environment:

Located in a privileged setting, this condominium is distinguished by its calm and privacy. Far from nuisances, it offers an exclusive living environment, designed to meet the requirements of the most experienced residents.

Dream apartments for all needs:

Composed of 4 apartments, ranging from functional studios to spacious 5.5 rooms, this development adapts to the varied needs of families. It is located only 5 minutes from local amenities and infrastructure, combining tranquility and practicality.

Access to the apartments is facilitated by a private elevator, guaranteeing each resident a direct entrance to his apartment, occupying the entire floor for more comfort and privacy.

Soft mobility and renewable energies:

Designed for fans of soft mobility, the residence offers a covered space for storing bicycles. The building is also equipped with a heat pump, guaranteeing energy efficiency in accordance with modern standards.

Two covered parking spaces (CHF 60,000 extra) and a spacious cellar of 15 m<sup>2</sup> complete this exceptional property.

Don't miss this opportunity to live in an environment where calm, nature and modernity combine perfectly.

**171.00 m<sup>2</sup>**  
Surface

**5.00**  
Pièces

# Galerie



## Informations techniques

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### Transaction

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Type	<b>Combles</b>
Disponibilité	<b>À convenir</b>

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### Surfaces

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Pièces	<b>5</b>
Surface habitable	<b>171 m<sup>2</sup></b>

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### Bâtiment

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Étage	<b>99</b>
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