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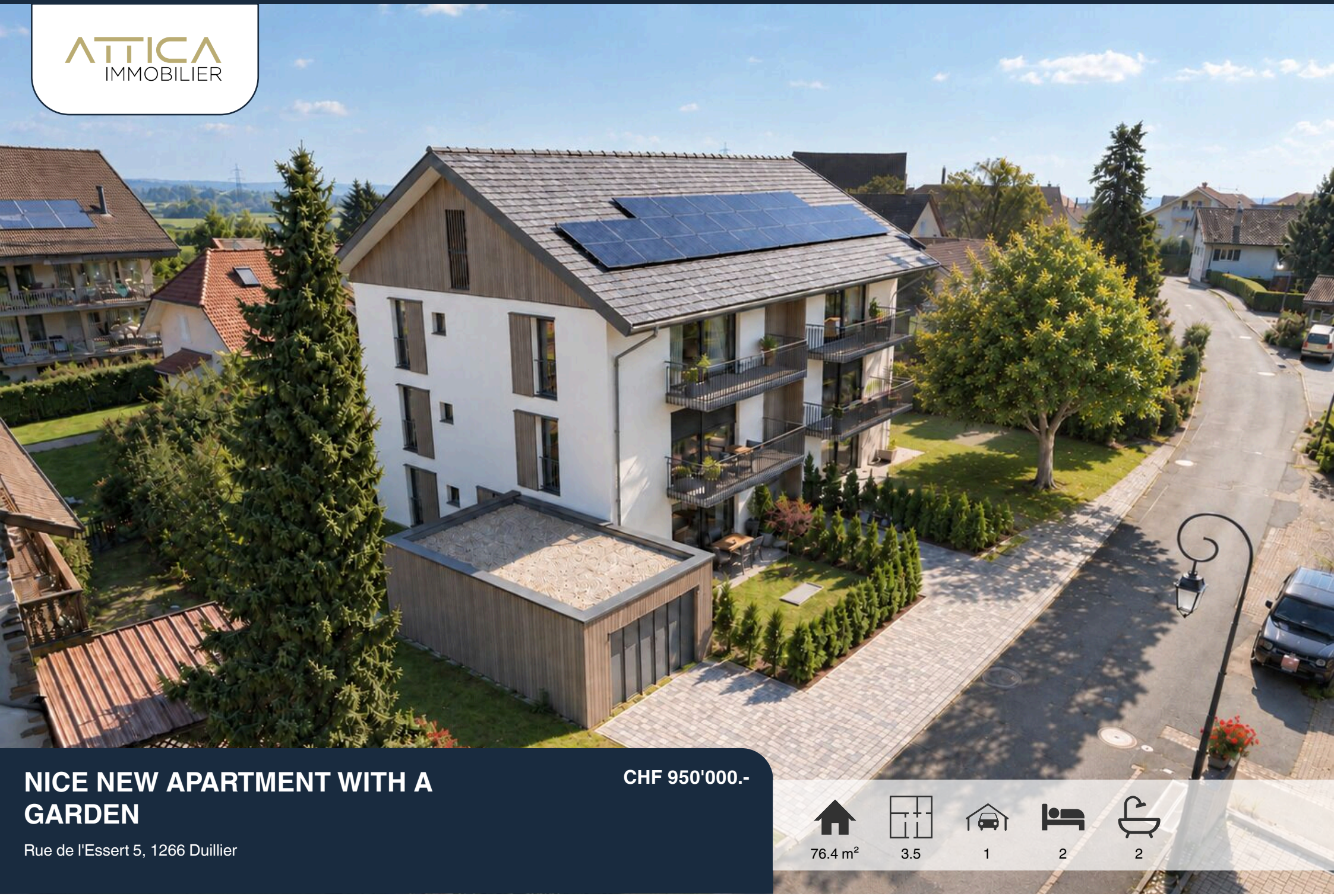

# NICE NEW APARTMENT WITH A GARDEN

**CHF 950'000.-**

Rue de l'Essert 5, 1266 Duillier

76.4 m² | 3.5 | 1 | 2 | 2

# NICE NEW APARTMENT WITH A GARDEN

**CHF 950'000.-**

## DESCRIPTION

Live in peace and quiet, yet stay close to everything!

This new real estate development, featuring resolutely contemporary architecture, will be located in the heart of **Duillier**, in a privileged residential setting where the village spirit remains very much alive.

Comprising just **6 apartments**, the residence was designed on a human scale, prioritizing tranquility, quality of life, and modern architecture that blends seamlessly into its surroundings.

www.les-espaces-dessert.ch

The units, ranging from **3.5 to 4.5 rooms**, feature bright and thoughtfully designed living spaces. Some feature a **habitable mezzanine**, providing additional space and offering a variety of layout options: an office, a relaxation area, an extra bedroom, or a more intimate living space.

The charm of a village, the convenience of nearby cities!

Living in Duillier means enjoying a peaceful, residential setting without sacrificing proximity to the region's main centers.

**Gland and Nyon are within easy reach**, as are the shops, schools, services, and infrastructure needed for daily life. The proximity to the highway also makes it easy to reach **Lausanne, Geneva, and the various regions of French-speaking Switzerland**.

A particularly attractive location for those seeking a balance between **village life, tranquility, and mobility**.

A contemporary and intimate residence!

With only six units, this new development stands out for its intimate atmosphere. Its contemporary architecture, floor plans, and unit types have been designed to offer comfortable apartments, suitable for both couples and families.

# NICE NEW APARTMENT WITH A GARDEN

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**3.5- to 4.5-room apartments**
**Liveable mezzanines**
**Modern architecture**
**Residential neighborhood**
**Only 6 units**

Construction is scheduled to begin in early 2027, with an estimated completion date between summer and fall 2028.

Parking spaces are available in the residence's underground parking garage at a price of **CHF 35,000.– per space**.

A new address in Duillier where you can enjoy the tranquility of a Vaud village while remaining connected to the region's major hubs.

## CHARACTERISTICS

Reference: AtticaDuillerappart4
Batch: 4
Number of rooms: 3.5
Number of bedrooms: 2
Number of bathrooms: 2
Location floor: 1st floor
Living area: 76.4 m²
Cellar surface: 4.4 m²
Weighted Surface: 80.6 m²
Year of construction: 2027
Heating system: Heat pump, Solar
Availability: To be discussed

## CONTACT FOR VISITING

Owner
Mr. Robin TARDIN
E-mail : r.tardin@archespaces.ch
Comment : Robin Tardin
0798780044
r.tardin@archespaces.ch



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# NICE NEW APARTMENT WITH A GARDEN

**CHF 950'000.-**

## DISTANCES

| | |
|---|---|
| Train station | 1.8 km |
| Public transports | 140 m |
| Highway | 2.6 km |
| Kindergarden | 1.3 km |
| Primary school | 320 m |
| Secondary school | 3.3 km |
| Shops | 2 km |
| Post | 2.5 km |
| Bank | 2.3 km |
| Restaurants | 1.5 km |



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## CHARACTERISTICS

| | |
|---|---|
| Reference | **AtticaDuillerappart4** |
| Location floor | **1st floor** |
| Number of rooms | **3.5** |
| Number of bedrooms | **2** |
| Number of bathrooms | **2** |
| Living area | **76.4 $m^2$** |
| Weighted Surface | **80.6 $m^2$** |
| Balcony Surface | **8.4 $m^2$** |
| Cellar surface | **4.4 $m^2$** |
| Year of construction | **2027** |
| Heating system | **Heat pump, Solar** |
| Heating installation | **Floor** |
| Availability | **To be discussed** |
| Batch | **4** |
| Parking places | **Yes, obligatory** |

## CONVENIENCES

### Neighbourhood

- Village
- Residential area
- Bus stop

### Outside conveniences

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Visitor parking space (s)

### Inside conveniences

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Built-in closet
- Connected thermostat
- Bright/sunny

### Equipment

- Fitted kitchen
- Private laundry
- Connections for washing tower
- Shower
- Bath

### Floor

- At your discretion

### Orientation

- South
- West

### Exposure

- Optimal

### View

- Clear



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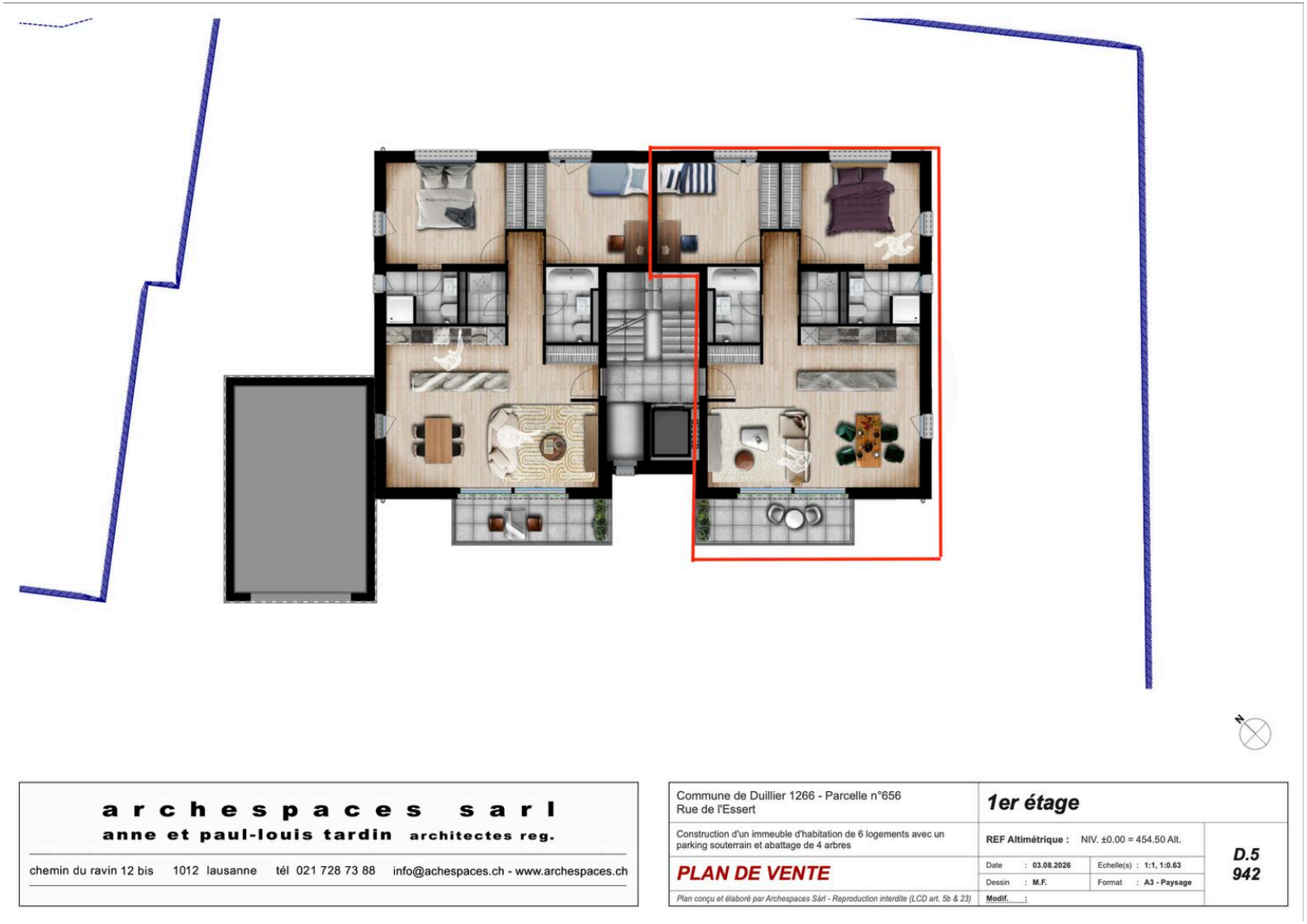




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