

RÉSIDENCE

Clos *des Pièces*



Switzerland

Sotheby's
INTERNATIONAL REALTY

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The Commune

Orny is a charming Vaudois village, nestled between countryside and heritage. The village's charm lies in its tranquility and community spirit, fostered by committed residents and dynamic associations such as the Jeunesse d'Orny and the Société du Four à Pain.

Local life is enriched by a number of convenience stores, including a self-service farm offering fresh local produce. The local inn and grocery store add to the village's conviviality.

On the education front, children attend school in the La Sarraz cluster, with organized school transport. A kindergarten is also available for younger children.

With its rural traditions, basic services and friendly atmosphere, Orny is a village where life is good.



**The community's
tranquillity and
community spirit make it
an attractive place to live.**



School nearby



Close to shops



The Project

Located in a quiet, leafy residential setting in Orny, this new project offers two contemporary 5.5-room semi-detached villas with over 150 m² of living space. Their modern, bright design highlights generous living spaces, perfectly suited to the needs of a family seeking comfort and quality.

Each villa boasts a large, open-plan living room with a contemporary, fully-equipped kitchen, extended by a spacious 41 m² terrace, ideal for enjoying a peaceful outdoor setting. Upstairs are three bedrooms, including a master suite in the attic, offering remarkable volume and light, with its own private bathroom.

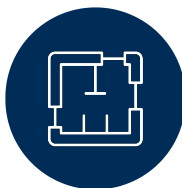
In addition, an independent space of around 40 m² is located on the lower level of each villa. Equipped with a bathroom and pre-equipped for a kitchen, it can be used in a variety of ways: as an extra bedroom, a self-contained studio, a professional space or accommodation for a guest or teenager. This space also benefits from a private terrace whose surface area varies between 12 and 18 m², depending on the villa.

The exteriors are completed by a carport and an additional parking space, offering great practicality for everyday use.

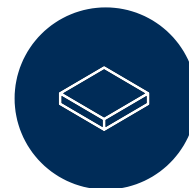
This project is now delivered and perfectly ready to welcome its new owners.



Modern construction



Generous living spaces



Private terraces



Situation




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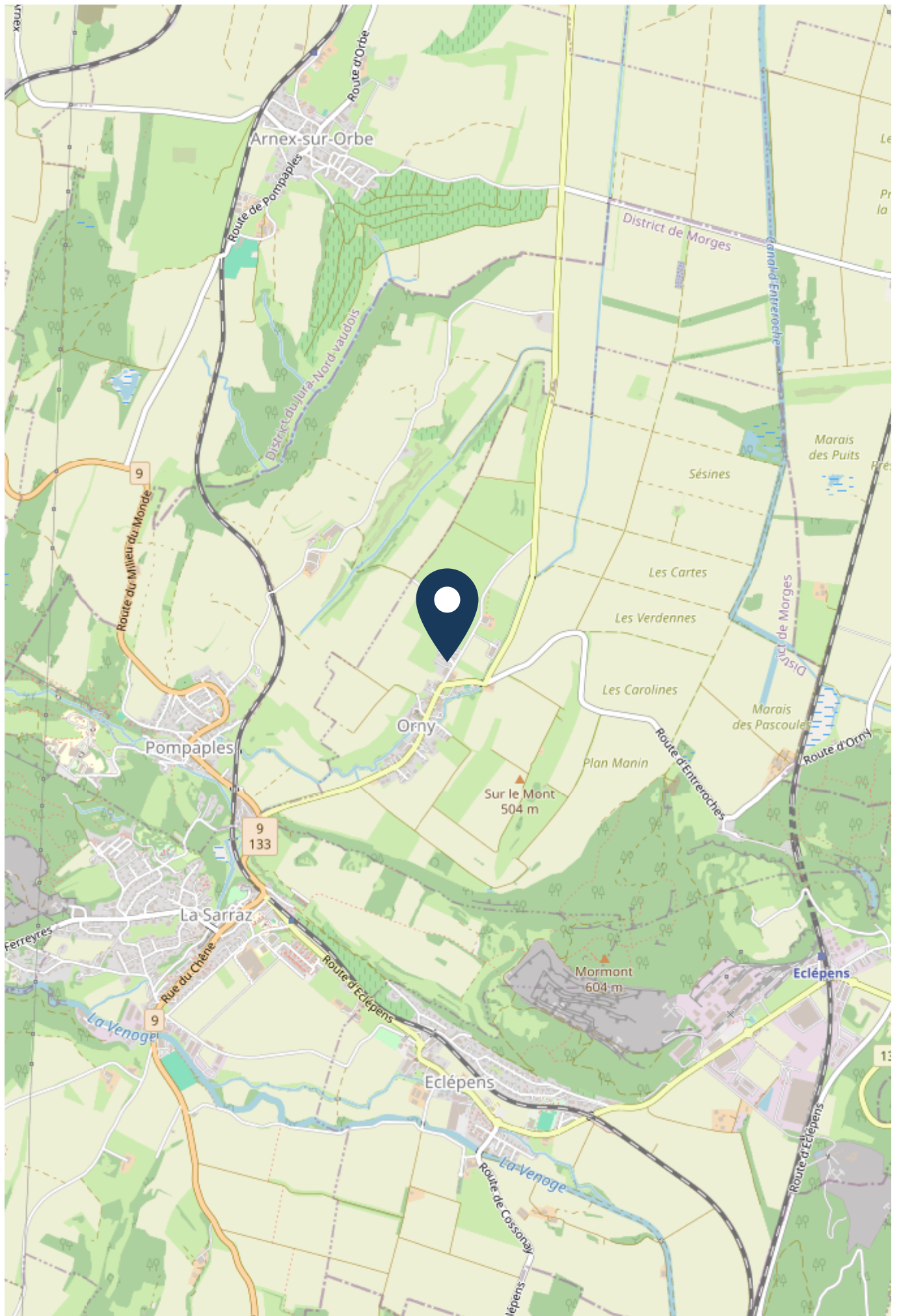
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Airport	0 m	-	-	-
Bank	2.1 km	30 min	30 min	4 min
Gondola lift / ski lift	0 m	-	-	-
Highway	0 m	-	-	-
Hospital	2.6 km	39 min	15 min	5 min
Nursery school	2.7 km	39 min	16 min	5 min
Park / Green space	2.1 km	31 min	31 min	3 min
Post	1.9 km	27 min	12 min	3 min
Primary school	3.6 km	47 min	47 min	7 min
Public transport	337 m	5 min	5 min	1 min
Restaurants	431 m	6 min	6 min	1 min
Secondary school	8.0 km	101 min	52 min	10 min
Shops	166 m	3 min	3 min	-
Station	2.0 km	29 min	29 min	4 min



Construction

The heating system is based on heat pumps, ensuring optimum comfort and remarkable energy efficiency. Heat is distributed through the floor, ensuring even distribution throughout all rooms. Domestic hot water is produced by this centralized system. Each home is individually metered.

The finishes have been carefully selected in a modern, elegant spirit, to meet the most demanding expectations.

Full technical specifications and additional information are available on request.



Electric blinds



Photovoltaic panels



The heating system is based on heat pumps



Galerie



Galerie



Galerie



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Galerie



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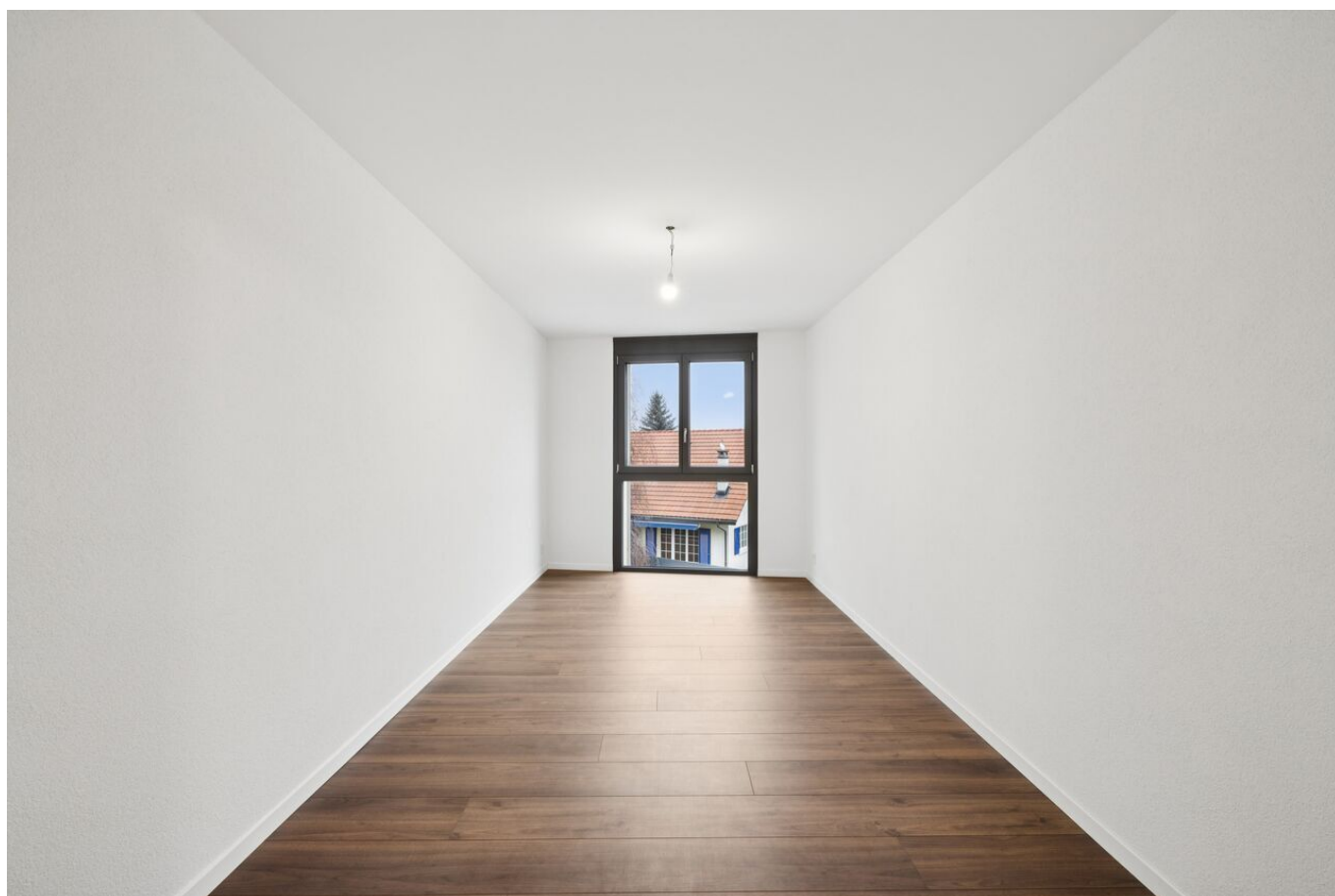
Galerie



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Technical data

Proximity

- Village

Exterior

- Terrace
- Covered Parking

Interior

- Without Elevator
- Bath
- Cellar
- Server Room
- Unfinished

Equipment

- Kitchen
- Water Supply
- Gas Supply
- Sewage Supply
- Power Supply
- Building Land Connected
- Walk-in shower

Ground

- Parquet Floor
- Tiles

State

- New

Sunshine

- Optimal

Sight

- Beautiful

Style

- Modern

Contact



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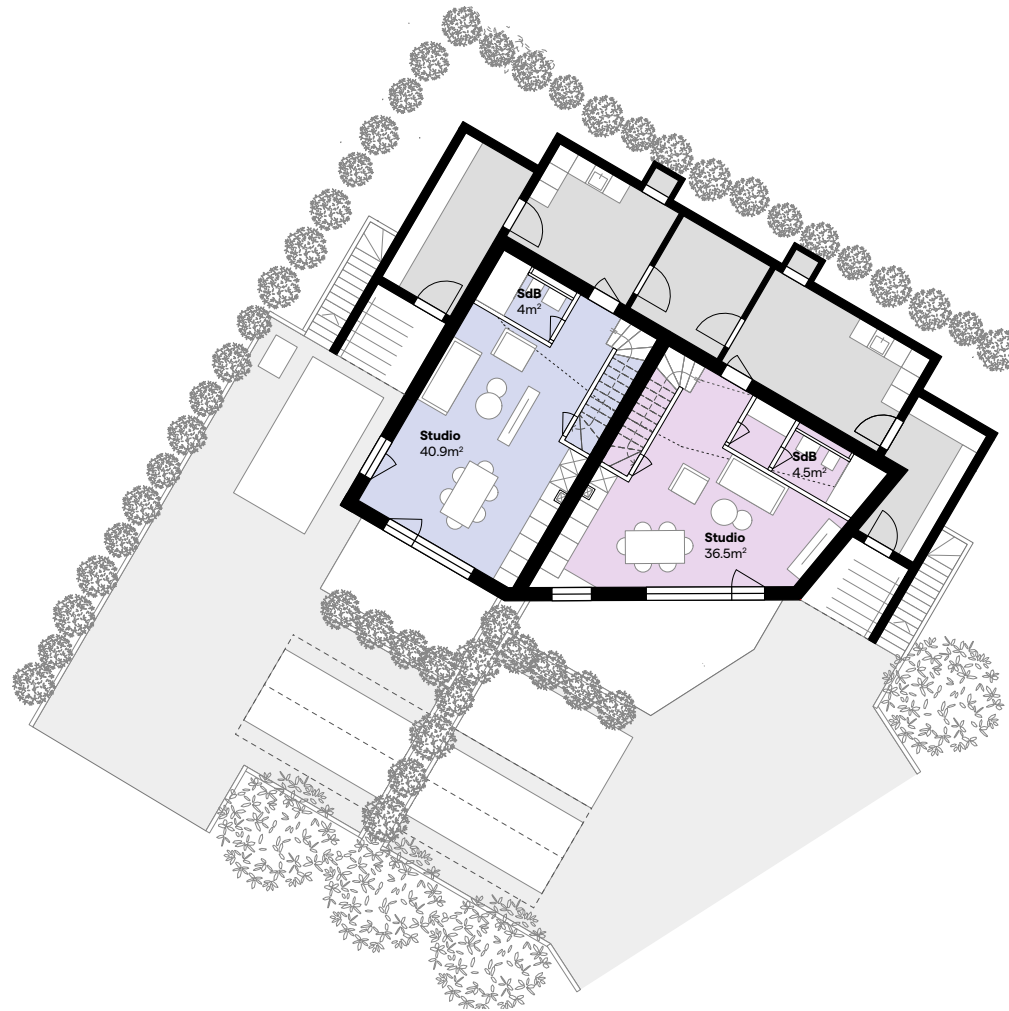
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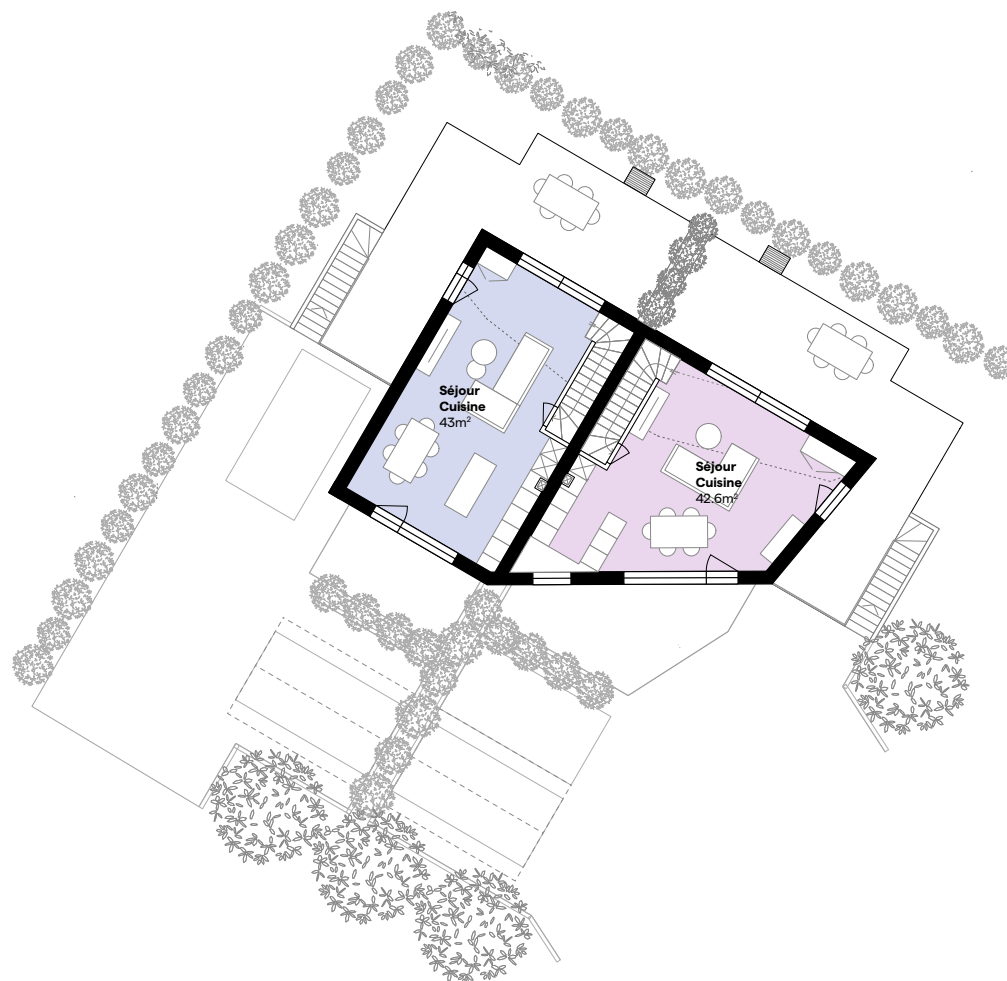
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Clos *des Pièces*



Lot	Nombre de pièces	Orientation	Surface brute	Surface pondérée	Surface Terrasse
A	5.5	S - E	150.1 m ²	175.9 m ²	41.3 m ²
B	5.5	S - O	153.1 m ²	180 m ²	42.8 m ²



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