

LES JARDINS CONSTANTINE



Switzerland | Sotheby's
INTERNATIONAL REALTY

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The Commune

← x-tinymce/html → In the heart of Vully, near Avenches, the village of Constantine is part of the magnificent 3-lake region, hence the name of the Vully-les-lacs commune, which is opening up to residential development and offers the advantages of a quiet, healthy country life.

Schools, public transport, rapid access to the motorway network and proximity to city centers are the major assets of this project.



Quiet, green surroundings



Residential area



Close to amenities



The Project

<!-- x-tinymce/html -->"Résidence Les Jardins" comprises a new building with 7 apartments (2.5 to 4.5 rooms) and a renovated farmhouse with 5 apartments (3.5 rooms).

The properties have living areas ranging from 47 m² to 118 m², and have been built using modern, high-quality materials.

Extremely bright and with a strong cachet, these new/renovated apartments with their interesting volumes can meet the expectations of a young couple, a family or senior citizens, depending on their needs. Each home is designed to provide maximum comfort and convenience for its occupants, with a convivial kitchen opening onto the dining area, a spacious living room and large picture windows.

Terraces, balconies and gardens benefit from generous outdoor access to the surrounding countryside and plenty of sunshine.

Finishing touches are at the purchaser's discretion, allowing you to add your own personal touch and taste to your future home.

Each lot comes with 2 outdoor parking spaces at a cost of CHF 15,000 per space, in addition to the sale price.



Renovated farmhouse



**Located in the heart of the beautiful
3 Lakes region**



Bright apartments



Situation

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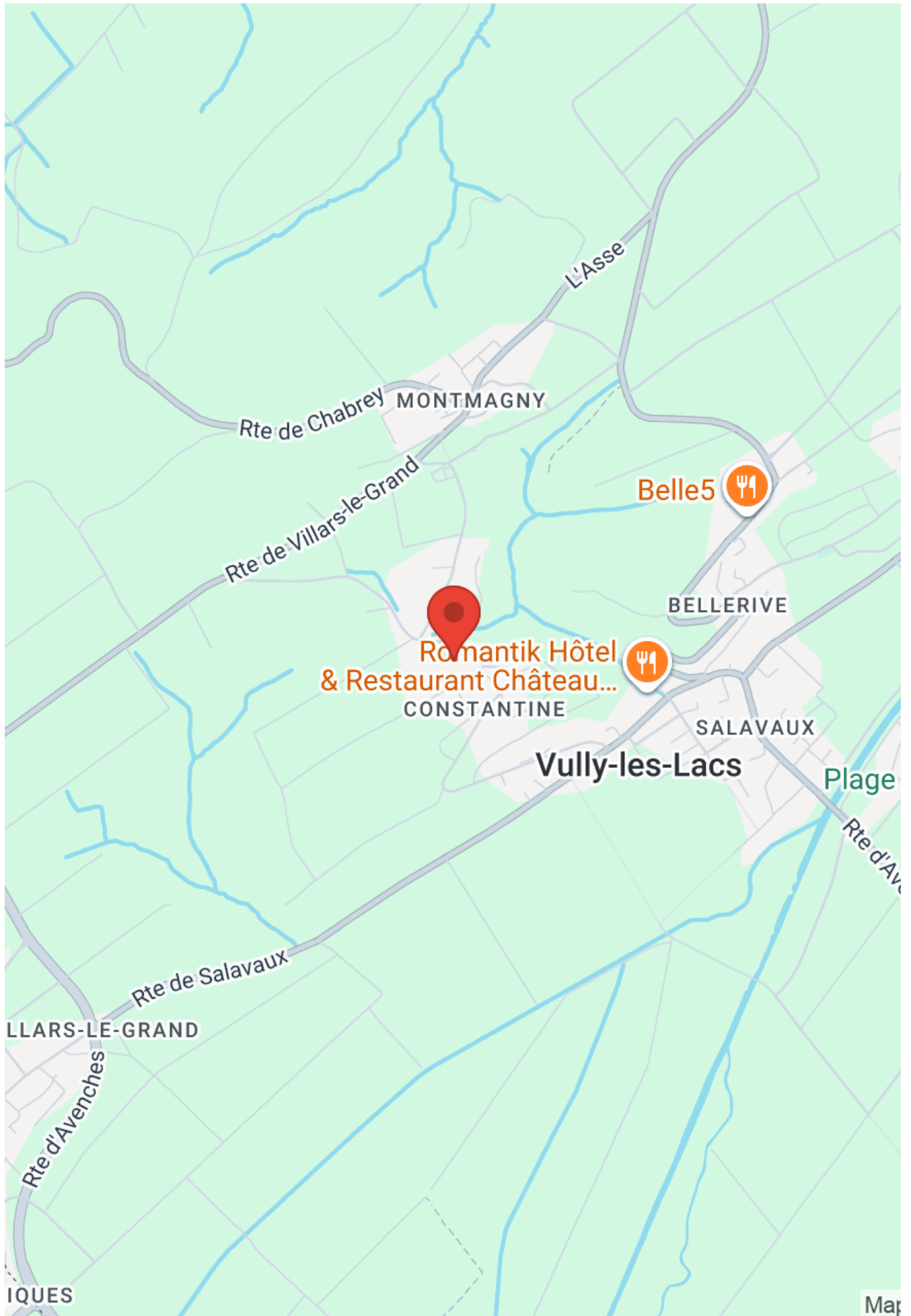
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Airport	0 m	-	-	-
Bank	8.2 km	89 min	51 min	9 min
Gondola lift / ski lift	0 m	-	-	-
Highway	7.1 km	-	-	-
Nursery school	5.3 km	66 min	107 min	6 min
Post	2.0 km	25 min	25 min	5 min
Primary school	7.6 km	99 min	112 min	9 min
Public transport	397 m	5 min	5 min	1 min
Restaurants	1.4 km	17 min	17 min	3 min
Secondary school	9.7 km	114 min	58 min	11 min
Shops	1.9 km	25 min	25 min	4 min
Station	4.4 km	-	-	-



Construction

These magnificent residences are built with quality materials, and future owners can choose specific options, provided they fit in with the architectural and technical concept.

Prices may be subject to change, depending on the economic environment and the conditions of the companies providing the services. Technical modifications may be made without prior notice.

The project's energy performance obviously meets current consumption criteria: PVC windows and patio doors with high-quality insulating glass, geothermal probe heat pump, underfloor heating and thermostats.

In addition, laundry connections are installed in each apartment.

A cellar per apartment and a bicycle room are available to future owners.



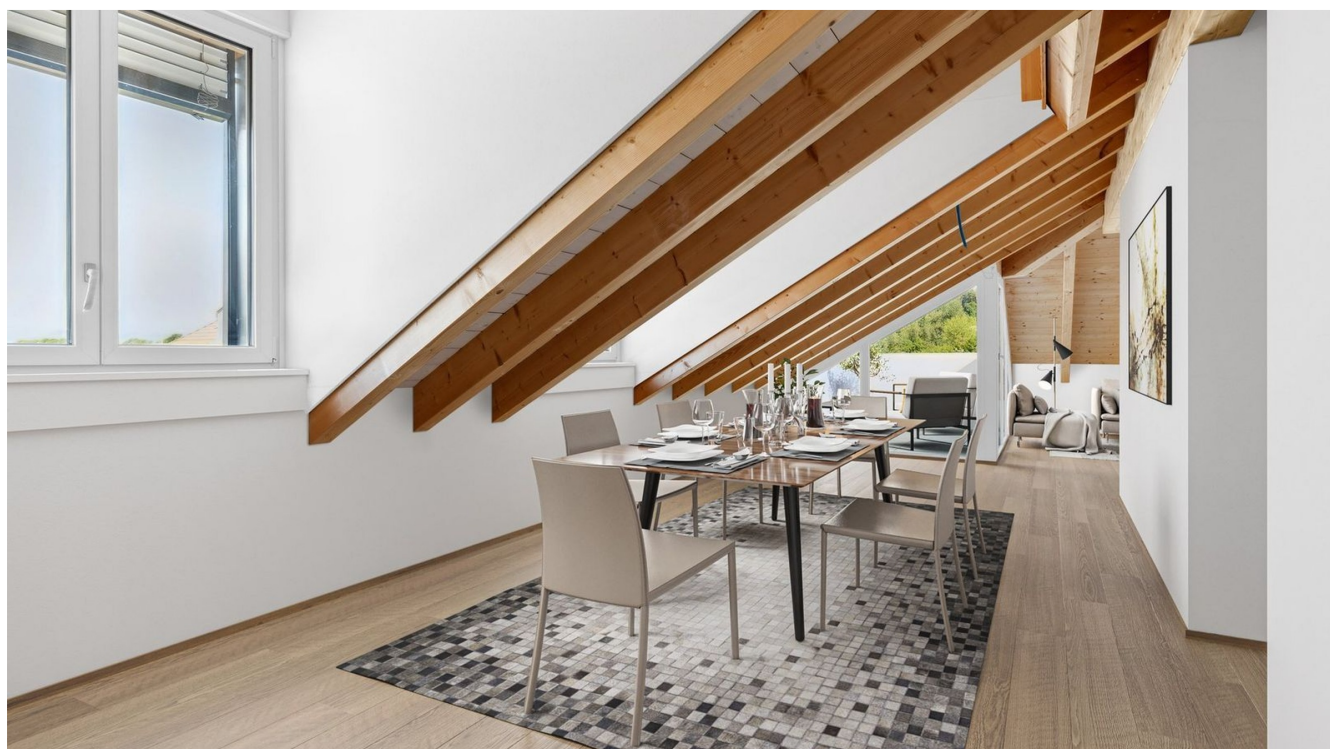
Quality materials



Choice of finishes



Underfloor heating



Galerie









Technical data

Equipment

- Connections Washing Column
- Outdoor Lighting
- Shower
- Kitchen
- Ceramic Glass
- Oven
- Freezer
- Interphone
- Kitchen Island
- Fridge
- Dishwasher
- Ventilation

Proximity

- Close to beach
- Village
- Green
- Vineyard
- Bus stop
- Golf
- Lake
- Boat
- Restaurant
- Children friendly
- Hiking Trail

Exterior

- Balcony
- Terrace
- Peace
- Garden
- Greenery
- Parking
- Land

Interior

- Open Kitchen
- Separated Lavatory
- Dressing
- Attic
- Lift
- Bath
- Cellar
- Builtin Closet
- Glazing
- Bright
- Character

Ground

- Choose
- Parquet Floor
- Tiles

State

- New
- Renovated
- Under Construction
- Under renovation

Exposure

- Sud

Sunshine

- Optimal
- All Day

Sight

- Champ

Style

- Modern

Contact



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**Switzerland Sotheby's International Realty
(agence d'Estavayer)**

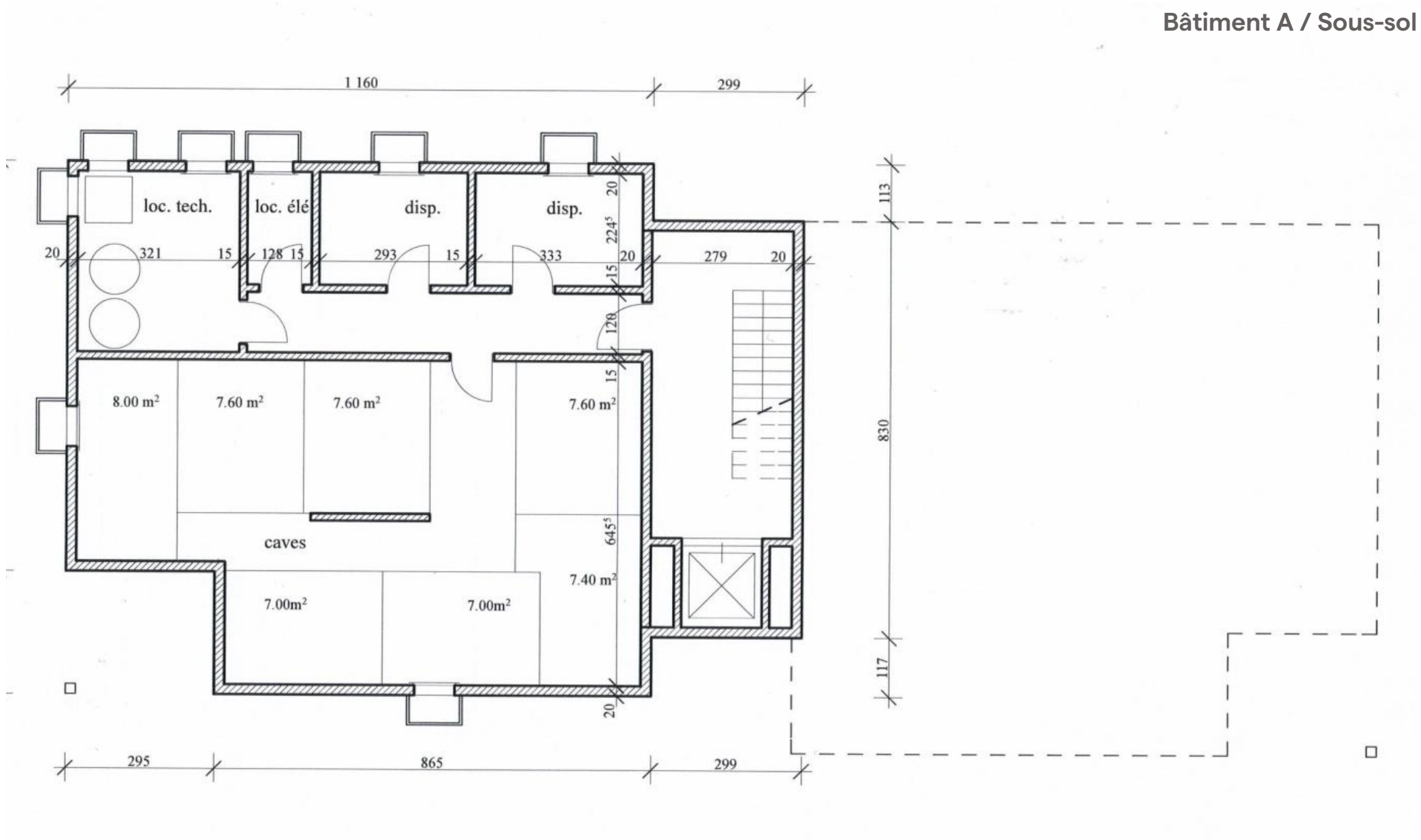
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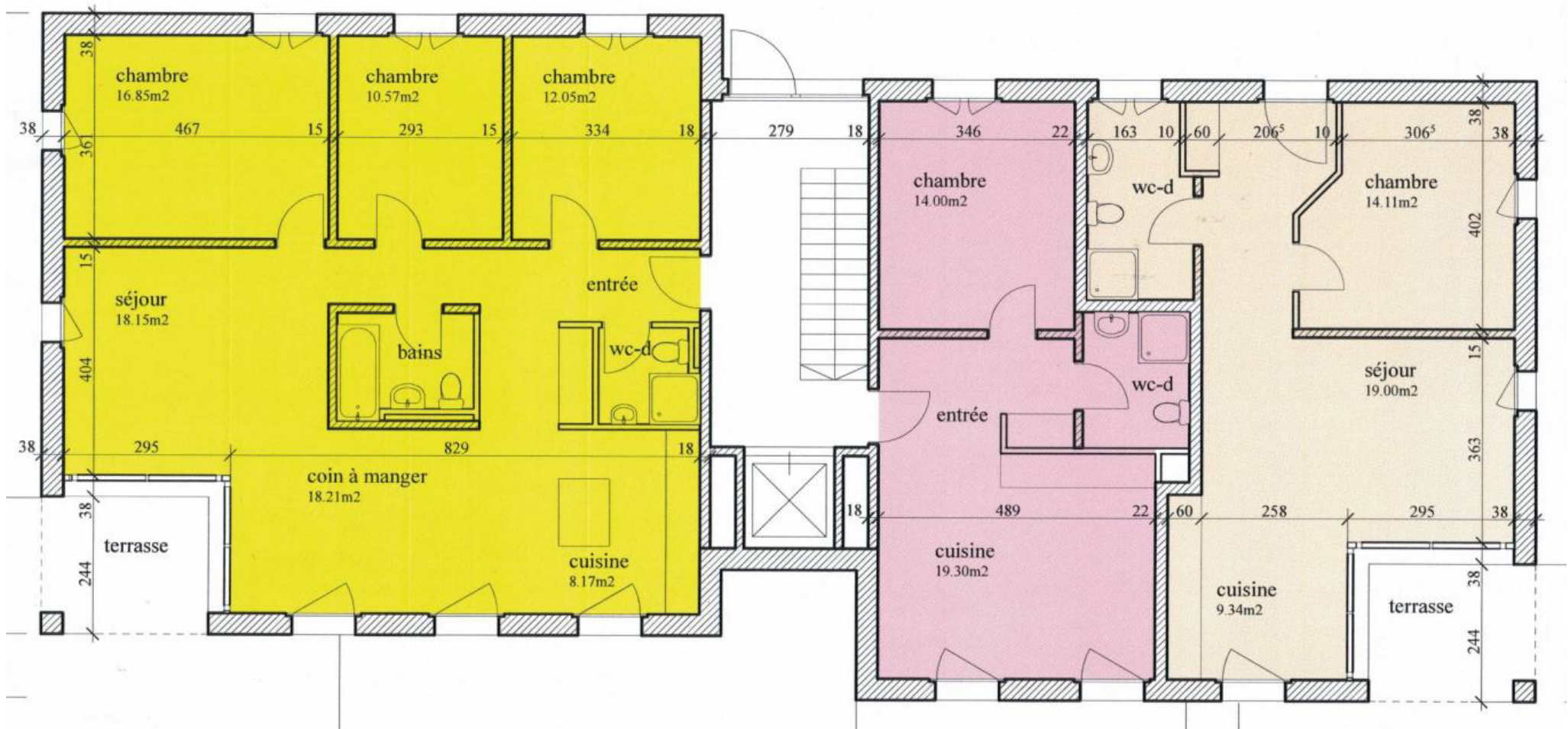
www.jardins-constantine.ch



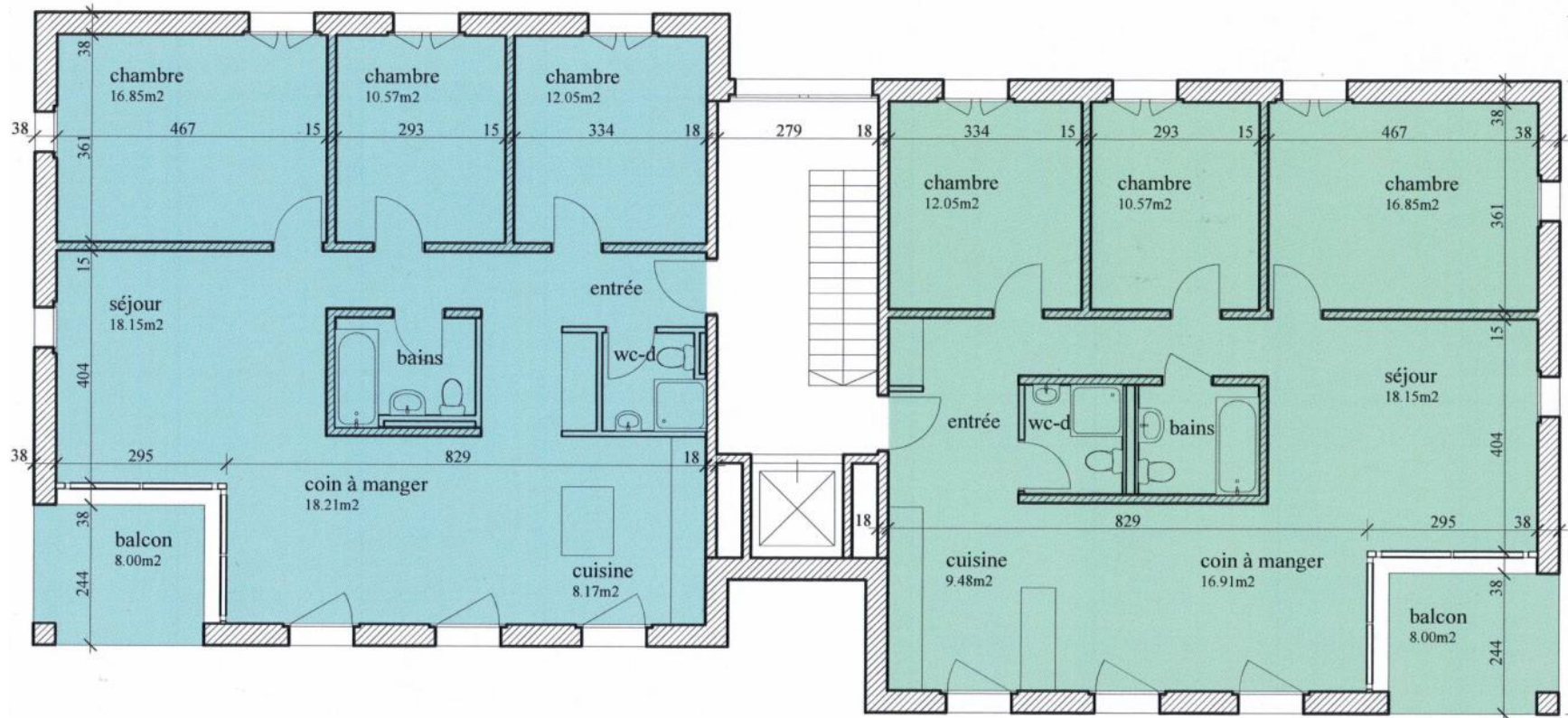
Bâtiment A / Sous-sol



Bâtiment A / Rez-de-chaussée



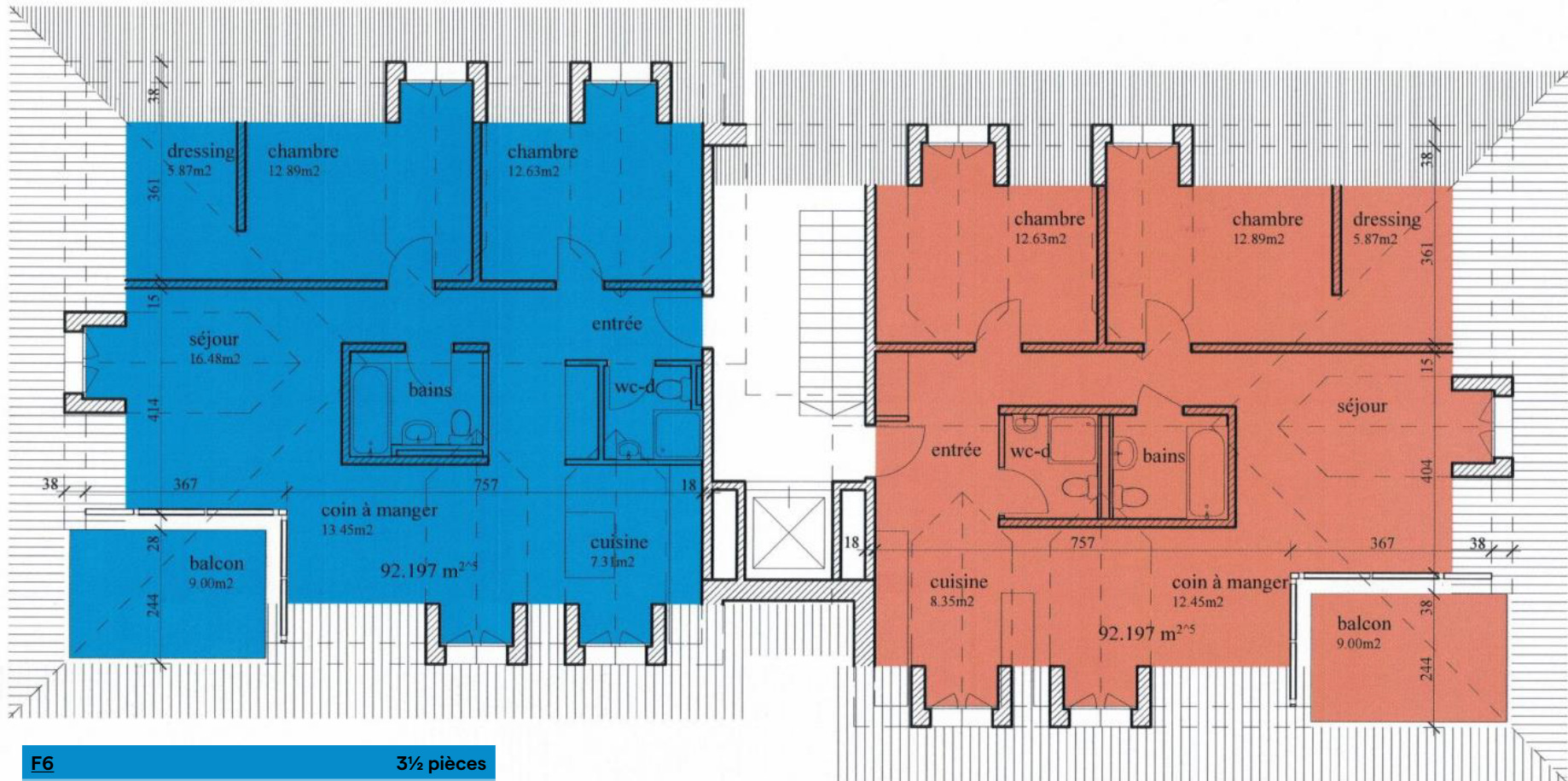
Bâtiment A / 1^{er} étage



D4		4½ pièces
Surface habitable	Surface balcon	Surface de vente
108 m ²	8 m ²	112 m ²

E5		4½ pièces
Surface habitable	Surface balcon	Surface de vente
108 m ²	8 m ²	112 m ²

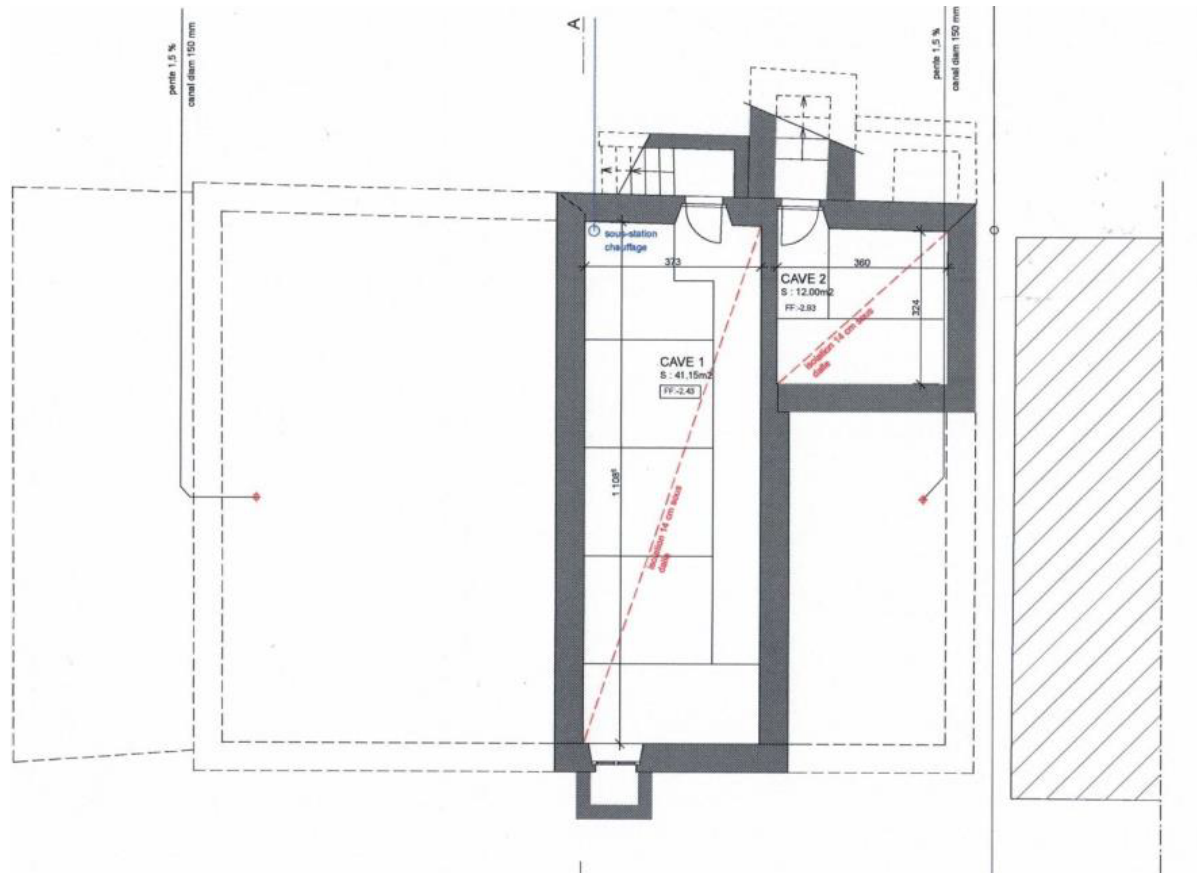
Bâtiment A / Combles



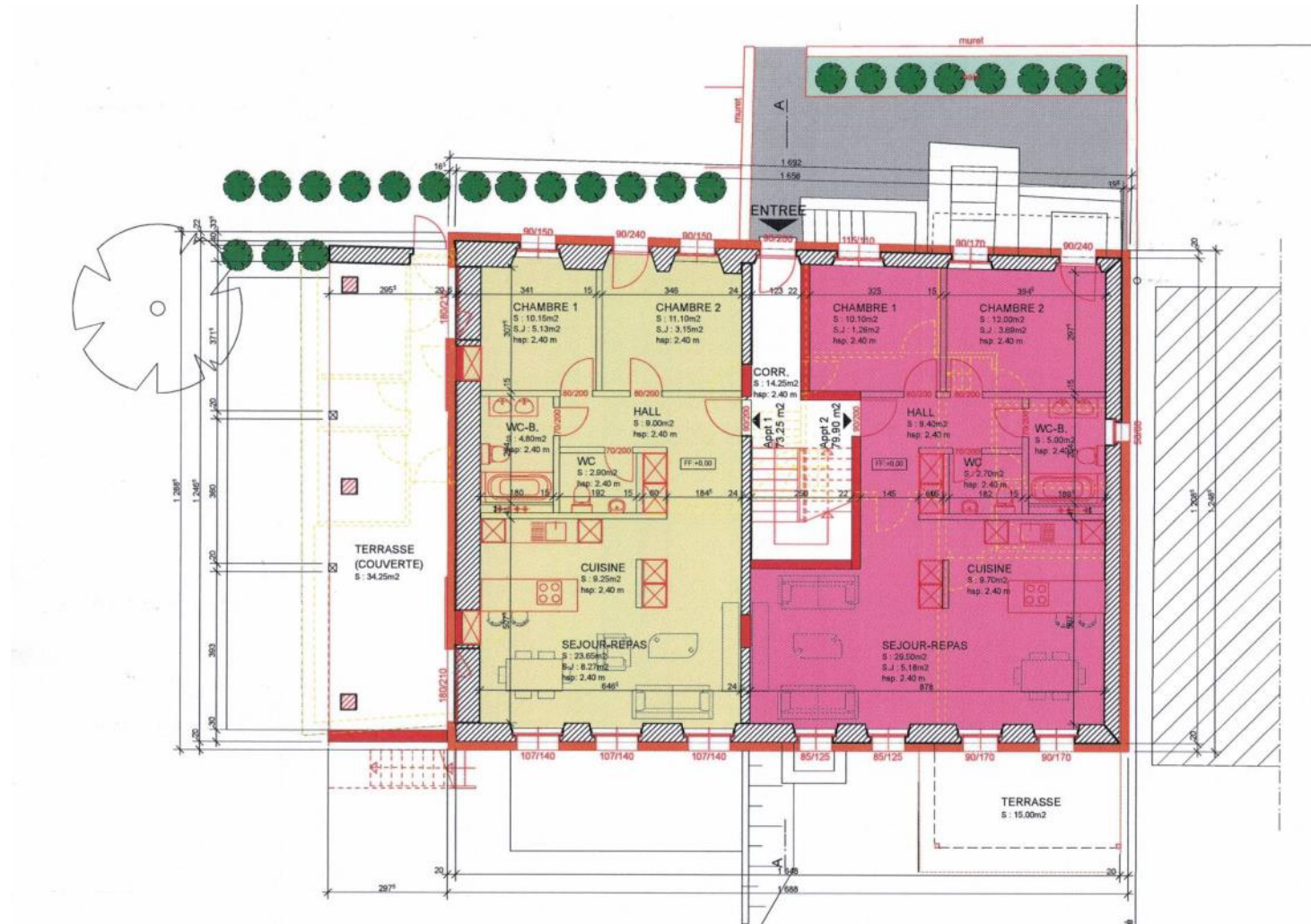
F6		3½ pièces
Surface habitable	Surface balcon	Surface de vente
92 m²	9 m²	96.5 m²

G7		3½ pièces
Surface habitable	Surface balcon	Surface de vente
92 m²	9 m²	96.5 m²

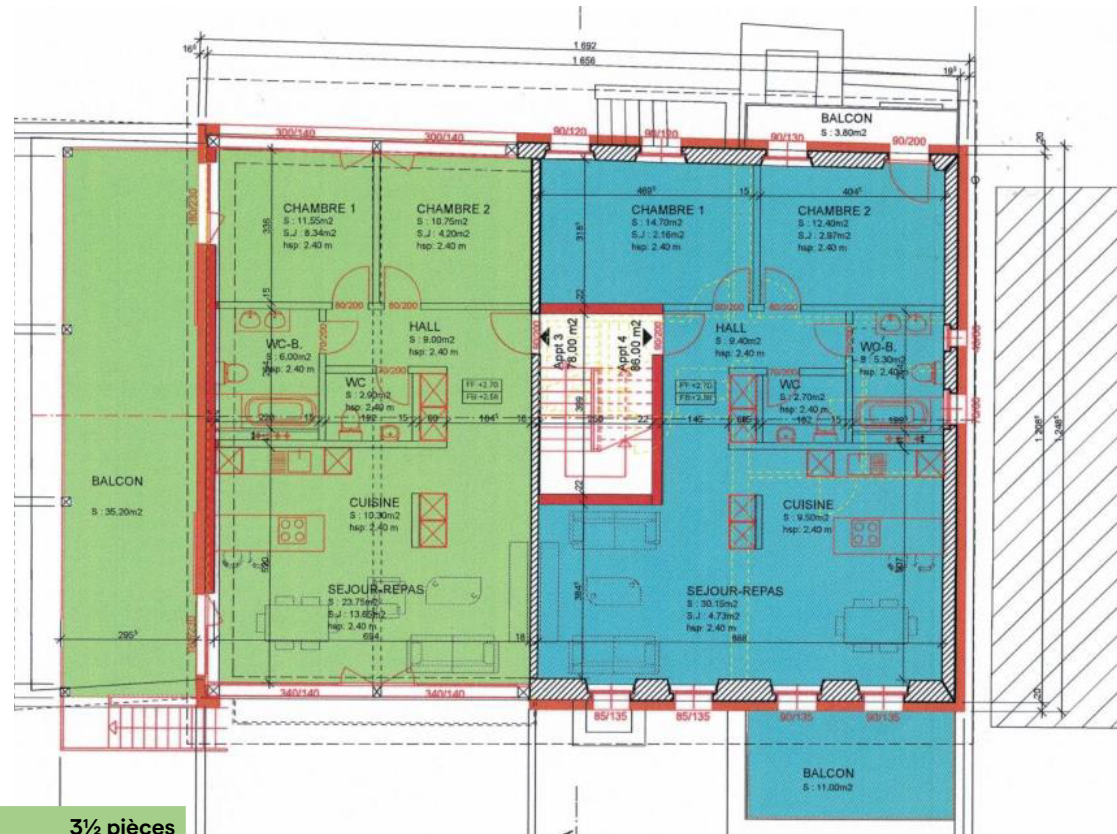
Bâtiment B / Sous-Sol



Bâtiment B / Rez-de-chaussée



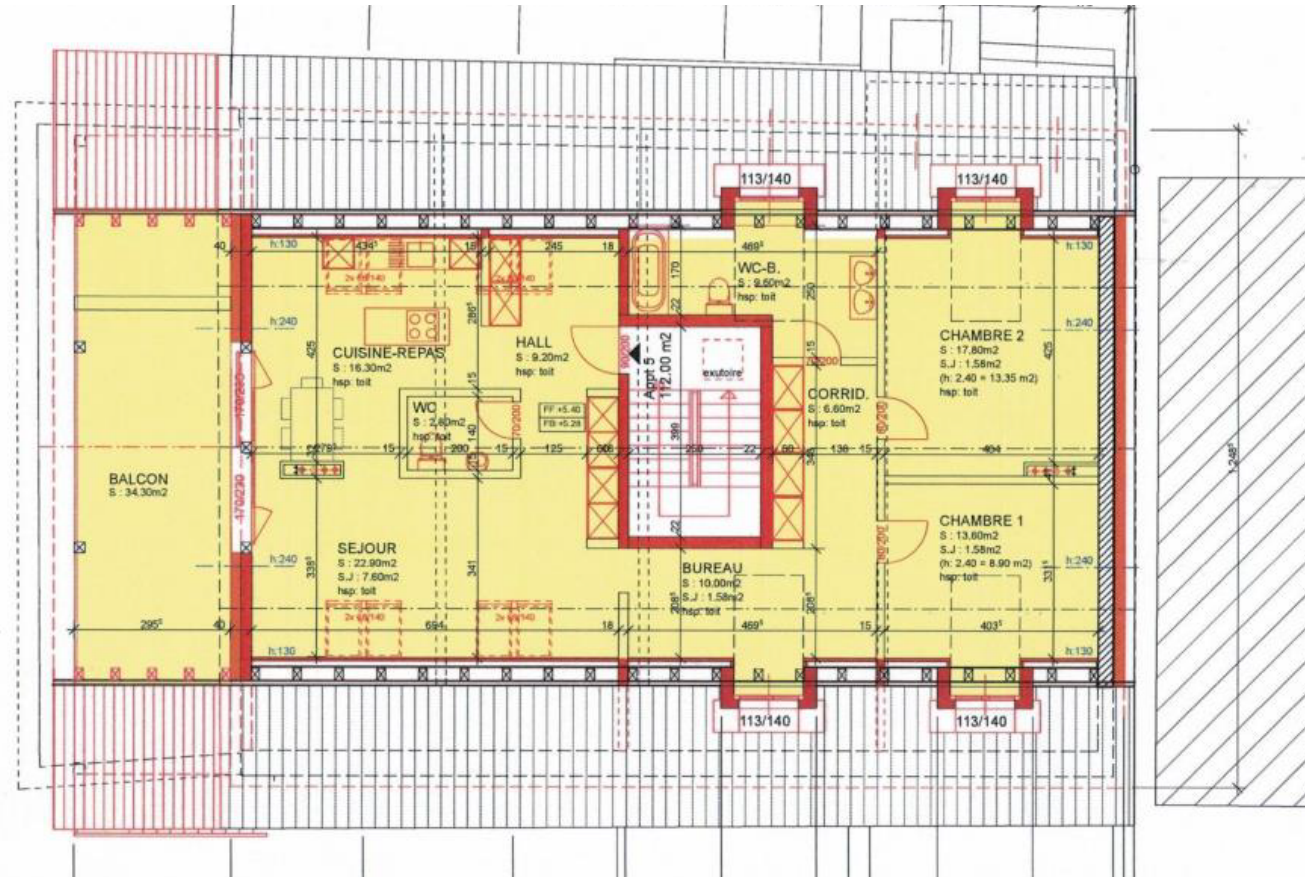
Bâtiment B / 1er étage



03		3½ pièces
Surface habitable	Surface balcon	Surface de vente
80 m ²	9 m ²	97 m ²

04		3½ pièces
Surface habitable	Surface balcon	Surface de vente
90 m ²	10 m ²	95 m ²

Bâtiment B / Combles



05		3½ pièces
Surface habitable	Surface balcon	Surface de vente
118 m²	34 m²	135 m²