



Switzerland | Sotheby's  
INTERNATIONAL REALTY

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# The Commune

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Échallens, located between Lausanne and Yverdon, is a peaceful and friendly town. As the capital of the Gros-de-Vaud region, it features many local businesses—such as bakeries, grocery stores, and restaurants—that foster a vibrant neighborhood atmosphere.

Schools, ranging from elementary to high school, are well-established and serve the village's youth.

Community organizations and sports activities shape the daily lives of residents, strengthening social ties. Ideally located between Lausanne and Yverdon, the town of Échallens offers a pleasant living environment that combines tranquility with proximity to major cities.



**A peaceful and friendly town**



**Close to all amenities**



**Elementary and secondary schools nearby**



# The Project

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The “Ô Tilleul” project enjoys an ideal location in the town of Echallens, close to urban centers and numerous shops.

Featuring elegant, understated, and contemporary architecture, the project consists of two buildings: a heritage-listed building (rated Grade 3), which will be fully renovated and will offer three apartments ranging from 4.5 to 5.5 rooms, as well as a new building offering nine new apartments, ranging in size from 2.5 to 4.5 rooms. This will meet the needs of young couples and families, as well as seniors and investors.

Whether you’re looking for a cozy home for yourself or a space for your growing family in absolute comfort, you’ll find the home that’s right for you. The outdoor spaces are designed to offer private gardens for the ground-floor apartments, allowing you to enjoy endless summer nights with your loved ones.

Each unit comes with a storage unit, and the residence has 12 indoor parking spaces available for sale to all buyers. To promote sustainable transportation, there are also numerous bike racks available.

Chemin de la Pépinière 1 - 1040 Echallens



**Idyllic setting**



**Private Gardens**



**Each unit has a basement**



# Situation

Échallens has a well-developed public transportation network, making it easy for residents to get around.

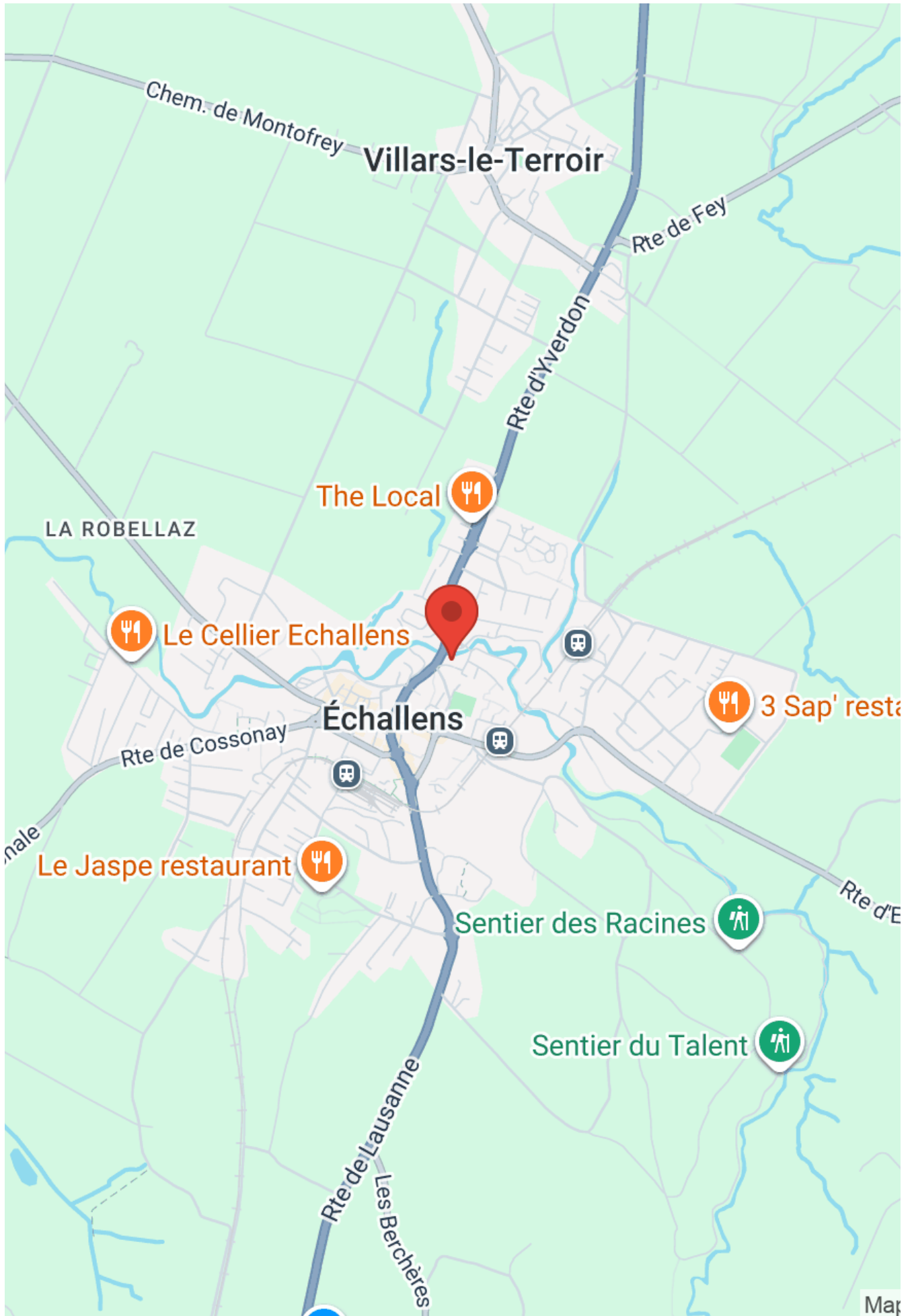
The town is served by the LEB train line (Lausanne-Échallens-Bercher Line), which provides quick access to Lausanne and the surrounding villages.

This railway, known as the “Green Line,” is convenient and runs on a regular schedule, making it very popular with commuters.

In addition, several bus lines serve Échallens, connecting neighboring towns and facilitating local travel.&

These public transportation options make Échallens easily accessible and well-connected to the region’s urban centers, while preserving its rural and peaceful setting.

|                                |  |  |  |  |
|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Airport</b>                 | 0 m                                                                                 | -                                                                                   | -                                                                                     | -                                                                                     |
| <b>Bank</b>                    | 386 m                                                                               | 6 min                                                                               | 6 min                                                                                 | 2 min                                                                                 |
| <b>Gondola lift / ski lift</b> | 0 m                                                                                 | -                                                                                   | -                                                                                     | -                                                                                     |
| <b>Highway</b>                 | 0 m                                                                                 | -                                                                                   | -                                                                                     | -                                                                                     |
| <b>Hospital</b>                | 10.3 km                                                                             | 131 min                                                                             | 28 min                                                                                | 14 min                                                                                |
| <b>Nursery school</b>          | 1.3 km                                                                              | 16 min                                                                              | 16 min                                                                                | 3 min                                                                                 |
| <b>Post</b>                    | 482 m                                                                               | 7 min                                                                               | 7 min                                                                                 | 1 min                                                                                 |
| <b>Primary school</b>          | 872 m                                                                               | 13 min                                                                              | 13 min                                                                                | 3 min                                                                                 |
| <b>Public transport</b>        | 265 m                                                                               | 6 min                                                                               | 6 min                                                                                 | 1 min                                                                                 |
| <b>Restaurants</b>             | 142 m                                                                               | 4 min                                                                               | 4 min                                                                                 | 1 min                                                                                 |
| <b>Secondary school</b>        | 1.2 km                                                                              | 16 min                                                                              | 16 min                                                                                | 2 min                                                                                 |
| <b>Shops</b>                   | 287 m                                                                               | 4 min                                                                               | 4 min                                                                                 | 1 min                                                                                 |
| <b>Station</b>                 | 0 m                                                                                 | -                                                                                   | -                                                                                     | -                                                                                     |



# Construction

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The project stands out for its contemporary architectural design, featuring facades partially clad in wood, adding a touch of modernity!

Customizable finishes let you create a space that reflects your personal style, with budgets and materials detailed in the technical specifications.

In terms of energy efficiency, the project meets current standards, including triple-pane windows, solar panels, and photovoltaic panels. Heating is provided by natural gas, supplemented by thermal panels.



**Contemporary Architectural Design**



**Solar and Photovoltaic Panels**



**The town is served by the LEB train line**



# Galerie

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# Technical data

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## Proximity

- Village
- Post
- Villa Area
- Shops
- Bank
- Restaurant
- Nearby pharmacy

## Exterior

- Balcony
- Terrace
- Visitor parking spaces

## Ground

- Choose
- Parquet Floor
- Tiles

## State

- New
- To Build

## Sunshine

- Optimal

## Sight

- Beautiful

## Style

- Modern

# Contact

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