RÉSIDENCE

LE RAISIN



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The Commune

The Résidence Le Raisin is located in the heart of Bavois, a charming town in the Jura Nord Vaudois district, situated on the edge of the Orbe plain. With its rural setting, village heritage, and proximity to major urban centers, Bavois offers a peaceful and authentic living environment.

Located right next to the village center, the residence offers easy access to everyday amenities, schools, and the CFF train station. Its location also provides good connections to Chavornay, Yverdon-les-Bains, and Lausanne.

Distances to amenities

- Village center approx. 100 m
- Elementary school approx. 160 m away
- Grocery store approx. 450 m away
- SBB train station approx. 750 m away
- Chavornay, about a 4-minute drive away
- Yverdon-les-Bains, about 16 min
- Lausanne, approx. 24 min
- Shops and services just a few minutes away on foot or by car

With just over 1,000 residents, Bavois retains a pleasant village atmosphere while enjoying a central location in the canton of Vaud. Surrounded by countryside and well-connected, the town offers a sought-after balance between tranquility, proximity to services, and mobility.

Family-Friendly Neighborhood

A quiet, green setting

Located in the heart of the village



The Project

Located in the heart of the village of Bavois, the Résidence Le Raisin blends harmoniously into its surroundings thanks to the complete transformation of an existing building into a contemporary residential complex consisting of just five 4.5-room apartments.

Designed to offer comfort and functionality, the apartments feature living areas ranging from approximately 86 to 116 m², with bright living spaces and a layout suited to modern lifestyles.

Each apartment features a private outdoor space—whether a terrace, balcony, or loggia—inviting residents to fully enjoy the village setting.

The residence also stands out for its modern technical features, including an air-to-water heat pump, a solar panel system, and an elevator serving the various levels.

The Résidence Le Raisin thus combines the charm of a village setting, reimagined architecture, and contemporary comfort within a project on a human scale.

Modern Architecture

Luxury Development

Spacious areas and generous volumes



Situation

Located in the heart of Bavois, the Résidence Le Raisin is part of a project to completely transform an existing building into a contemporary residence consisting of just five apartments. This intimate development preserves the character of the village architecture while incorporating amenities tailored to today's expectations.

All five units feature a 4.5-room layout and are distributed across the ground floor, first floor, and attic. With living areas ranging from 85.7 m² to 116.2 m², they offer spacious interiors and a layout designed for comfortable daily living.

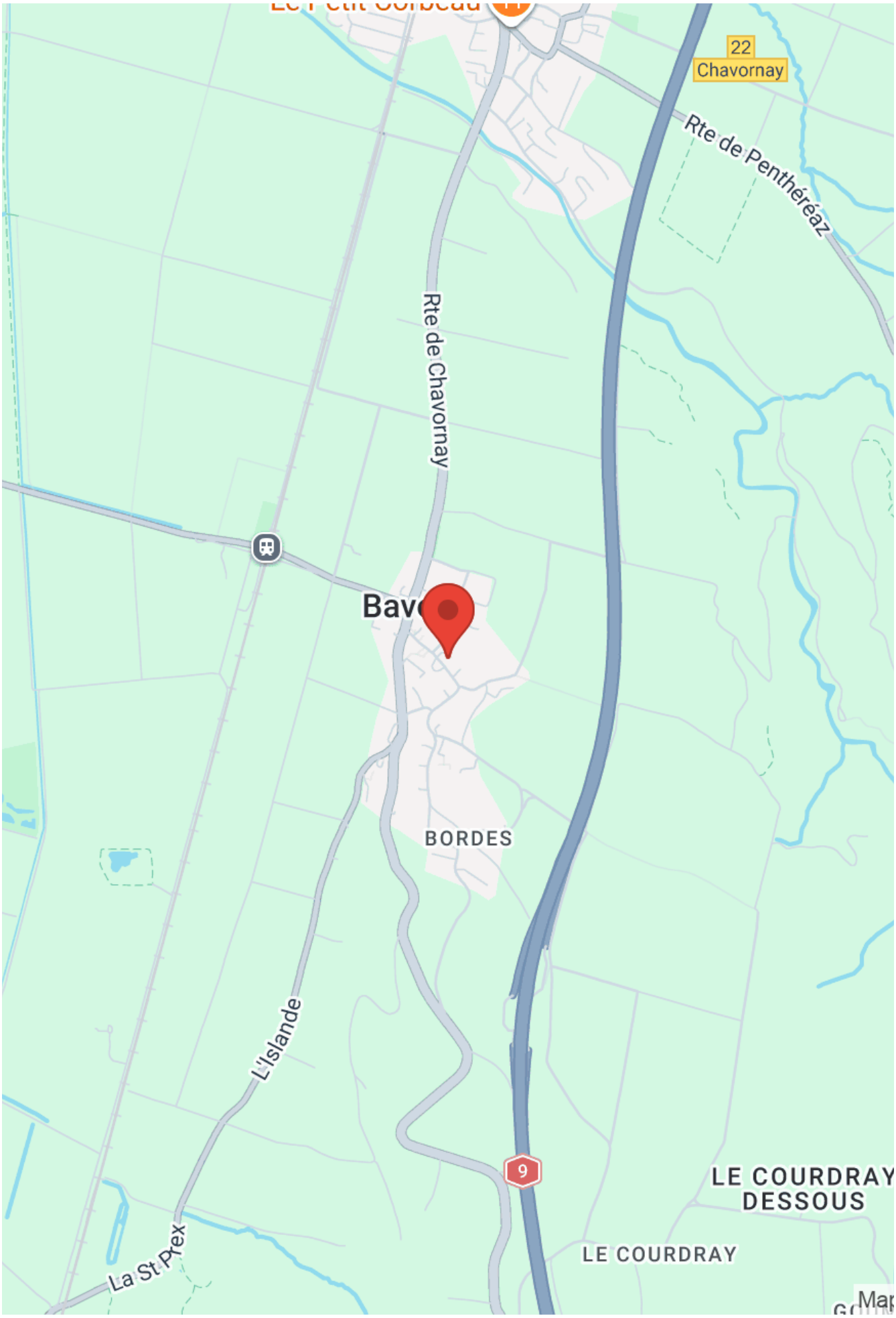
The living areas are designed as true living spaces, with open kitchens and direct access to terraces, balconies, or loggias. These outdoor extensions add real value to the apartments and strengthen the connection with the village's residential environment.

The residence also features modern amenities, including an elevator, an air-to-water heat pump for heating, and photovoltaic panels integrated into the roof.

Four double garages, two outdoor parking spaces, two visitor parking spaces, and two attic storage units round out the project.

The Résidence Le Raisin thus offers a well-rounded option for those seeking modern, comfortable, and functional housing in a village-like setting, while remaining well-connected to the region's main centers.

Bank	2.9 km	-	15 min	4 min
Hospital	6.3 km	-	25 min	11 min
Nursery school	2.7 km	-	25 min	4 min
Post	3.0 km	-	20 min	5 min
Primary school	2.8 km	-	30 min	4 min
Public transport	585 m	8 min	8 min	1 min
Secondary school	10.3 km	-	-	15 min
Station	770 m	10 min	10 min	2 min


22
Chavornay
Rte de Penthéréaz
Rte de Chavornay
BORDES
L'Islande
9
LE COURDRAY
DESSOUS
LE COURDRAY
La St Prex

Construction

The Résidence Le Raisin is the result of a complete renovation of an existing building, redesigned to accommodate five contemporary apartments while maintaining an architectural style consistent with the village character of Bavois.

The units prioritize functional layouts, a fluid floor plan, and open living spaces. Each apartment features three bedrooms and a living room with an open kitchen, extending onto a terrace, balcony, or loggia, depending on the unit.

Heat is generated by an air-to-water heat pump, supplemented by a rooftop photovoltaic solar panel system. Heating is distributed via underfloor heating, and individual meters allow for the monitoring of each apartment's energy consumption.

Detailed construction specifications, as well as information regarding finishes and amenities, are available upon request.

High-quality materials

Roof-mounted photovoltaic solar panels

Air-to-water heat pump



Galerie















Technical data

Proximity

- Close to train station
- Hospital
- Village
- Green
- Post
- Bus stop
- School secondary
- Shops
- Bank
- Creche
- School Primary

Equipment

- Photovoltaic Panels
- Kitchen
- Electric Blind
- Interphone
- Kitchen Furnished

Exterior

- Balcony
- Terrace

Interior

- Open Kitchen

Ground

- Parquet Floor
- Tiles

Contact



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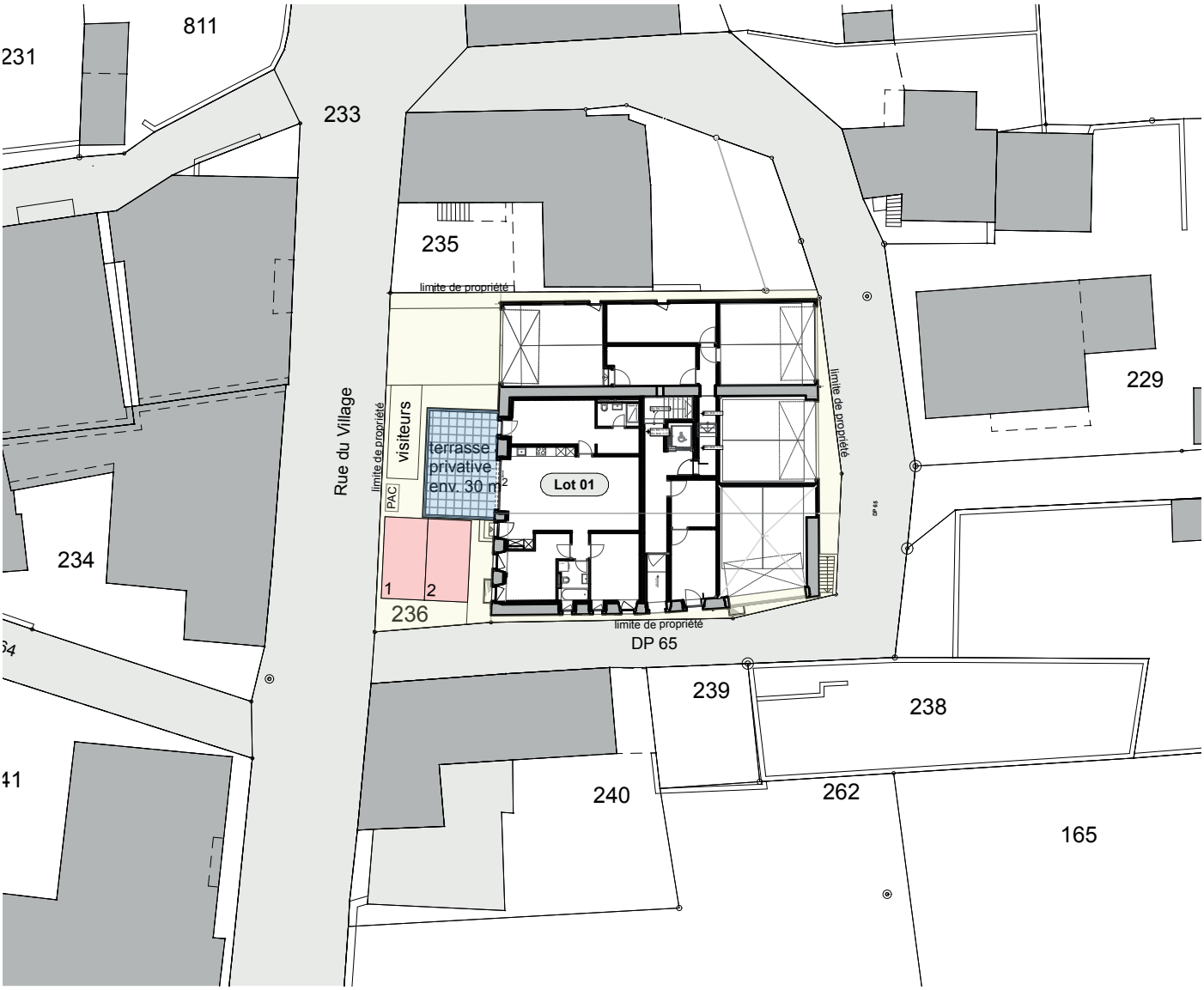
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PARCELLE

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface terrasse	Surface de vente
01	**4.5**		97.5 m²	-	27.1 m²	106.5 m²

REZ-DE-CHAUSSÉE

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface terrasse	Surface de vente
02	**4.5**		85.7 m²	11.1 m²	-	91.3 m²
03	**4.5**		95.9 m²	11.1 m²	-	101.5 m²

1ER ÉTAGE

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface terrasse	Surface de vente
04	**4.5**		116.2 m²	11.1 m²	-	121.8 m²
05	**4.5**		106.9 m²	9.1 m²	-	111.5 m²

2ÈME ÉTAGE

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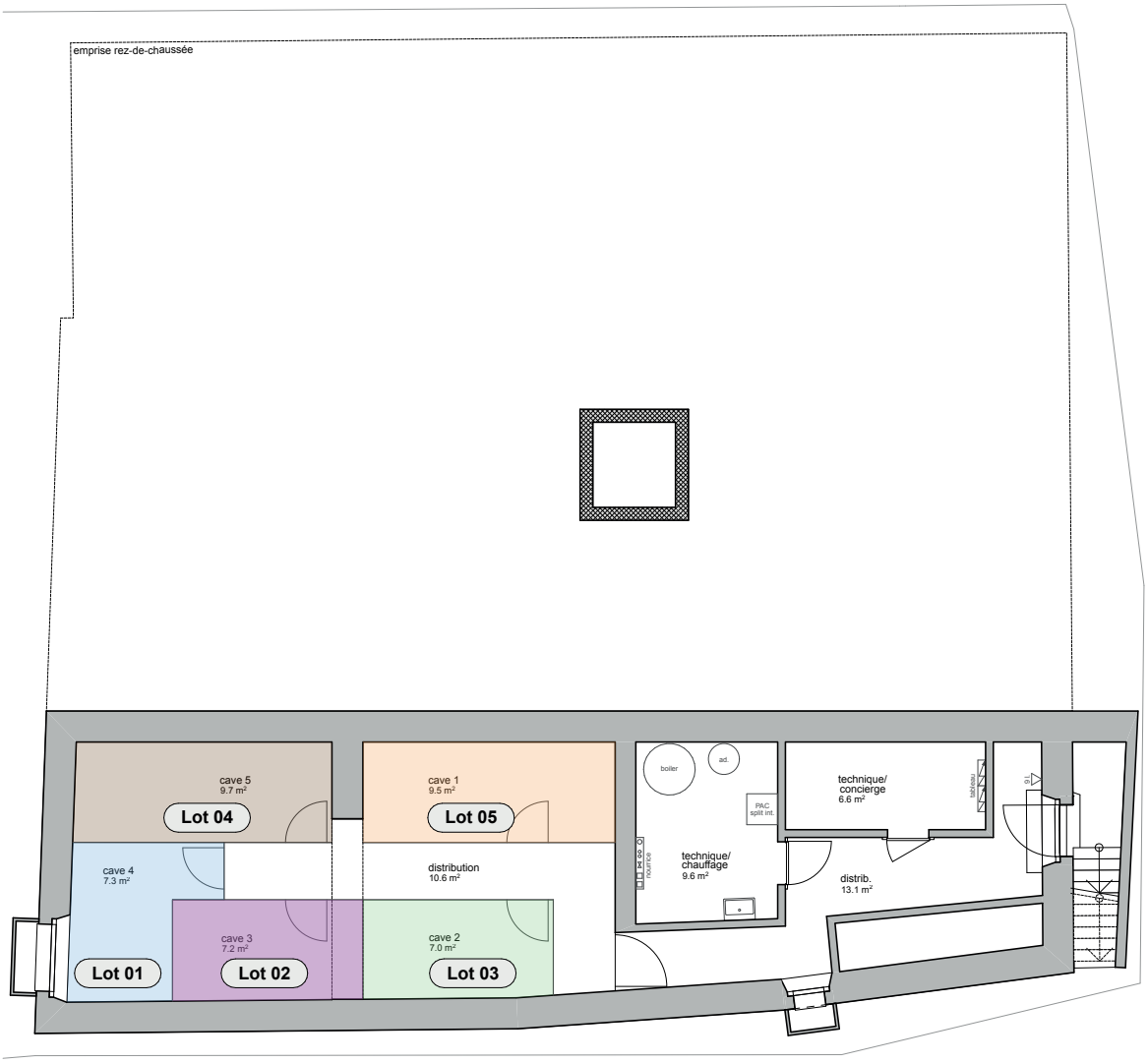
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GALETAS

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SOUS-SOL