



3.5-ROOM APARTMENT WITH GARDEN IN THE HEART OF CHAVANNES-PRÈS-RENNES!

Avenue de la Gare 73 | 1022 Chavannes-près-Renens | Reference : 5293143

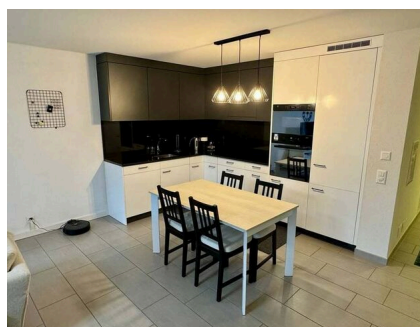
CHF 990,000.-

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3.5-ROOM APARTMENT WITH GARDEN IN THE HEART OF CHAVANNES-PRÈS-RENEUS!

CH-1022 Chavannes-près-Renens | Avenue de la Gare 73 | **CHF 990,000.-**



Located in the heart of Chavannes-près-Renens, this magnificent 92 m², 3.5-room flat offers the ideal living environment for those seeking comfort and convenience. Just 2 minutes from shops and 10 minutes from schools, universities and Renens station, it enjoys a privileged location.

The flat has two spacious bedrooms, two modern bathrooms with bath and shower, and a bright living room. There is also a 20 m² terrace and a pleasant 170 m² private garden, perfect for relaxing outdoors.

To complete this exceptional property, an underground parking space and a cellar are included, adding a touch of practicality to everyday life.

This home is a real opportunity for those who want to live in the heart of a dynamic neighbourhood while enjoying private outdoor spaces. Don't miss this chance to discover a flat that combines charm, comfort and a prime location.

CHARACTERISTICS

Reference: **5293143**

Type: **Condominium apartment**

Availability: **01.09.2025**

Rooms: **3.5**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **Garden floor**

Living area: **~ 85 m²**

Weighted Surface: **~ 92 m²**

Ground surface: **~ 170 m²**

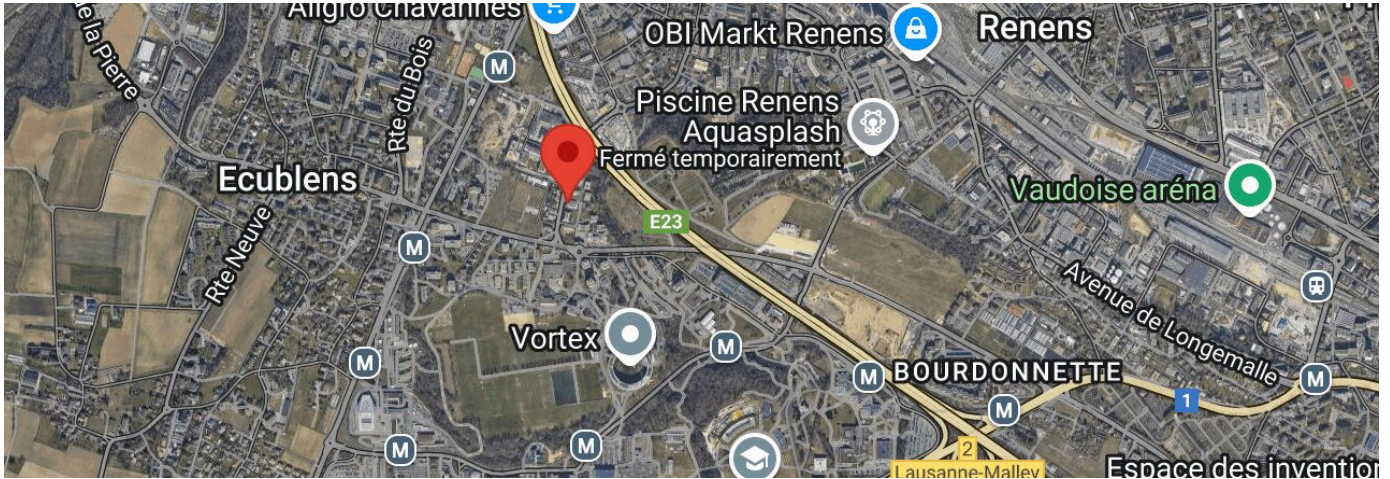
Year of construction: **2014**





Latest renovations: **2022**



LOCATION

CH-1022 Chavannes-près-Renens | Avenue de la Gare 73 | **CHF 990,000.-**



				
Public transports	71 m	1 min.	1 min.	1 min.
Primary school	1.36 km	26 min.	13 min.	5 min.
Stores	126 m	2 min.	2 min.	1 min.
Restaurants	145 m	2 min.	2 min.	1 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	01.09.2025	Number of terraces	1
Type	Condominium apartment	Heating type	Heat pump
Reference	5293143	Heating installation	Floor
Sale to persons abroad authorized	Yes	Condition of the property	Very good
Rooms	3.5	Living area	~ 85 m²
Bedrooms	2	Ground surface	~ 170 m²
Bathrooms	2	Weighted Surface	~ 92 m²
Number of toilets	2	Terrace surface	~ 20 m²
Location floor	Garden floor	PPE charges	CHF 4,800.-/year incl. renovation fund
Year of construction	2014	Parking spaces	Yes, obligatory
Latest renovations	2022	Interior parking	1 not included CHF 60,000.-

CONVENIENCES

NEIGHBOURHOOD

- Shops/Stores
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Exclusive use of garden

INSIDE CONVENIENCES

- Lift/elevator
- Cellar
- Triple glazing
- Underground car park
- Unfurnished
- Bright/sunny
- Open kitchen

EQUIPMENT

- Fitted kitchen
- Dryer
- Bath
- Washing machine
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

PICTURE(S)





