



CONFORTABLE SEMI-DETACHED 4.5 ROOM VILLA SOLE AGENT

4.5-room villa
Chemin de Rechoz 13,
1027 Lonay

Immo.-Nr. 011478

Swiss Property Owners Association
Grundeigentümer Verband Schweiz
Union Suisse des Propriétaires Fonciers
Unione Svizzera dei Proprietari Fondiari





MACRO-SITUATION



Canton

Municipality

Population

Altitude

Area

Municipal taxes

Cantonal taxes

Vaud

Lonay (Disctrict of Morges)

2'600

376-478 m

369 ha including 36 of vineyards

55 %

154.5 %

Chemin de Rechoz 13
1027 Lonay

Google Maps: <https://goo.gl/maps/xQtyoReyeN1YgHqFA>





MICRO-SITUATION

Halfway between the rivers Morges and Venoge, 1 km from Lake Geneva, Lonay is located on a sunny slope uniting the small plain of the Bief with the vast plateau which constitutes the rest of the country towards the North. Lonay is made up of several neighbourhoods which, in the Middle Ages, constituted so many hamlets clearly distinct from each other.

On a very varied territory, there are agricultural, wine-growing and vegetable-growing areas, a forest of Faclay with 2 ponds, a small wood, a village centre with its church, its cure and its town hall, a section of the motorway and a section of the CFF Lausanne-Geneva line.

Shopping

Centre

Train Station

Bus

Motorway

Morges 4 km, Lausanne centre
15 km

Centre of Lonay 10 min walk

Morges 4 km

8 min walk

A1 5 km



DESCRIPTION

Twin house with 2 levels, three bedrooms plus basement built in 2002 on a 722 m² plot in a villa area on the edge of Parc de Lonay.

It is composed as follows:

- on the ground floor: entrance hall (can be used as an office), shower room/guest WC, large living room with dining area and open kitchen
- first floor (attic): hallway, 3 attic bedrooms, bathroom/WC
- in the basement: boiler room, laundry room, cellar, room with light well.
- a separate garage and 2 outdoor parking spaces complete the property

virtual Tour:



- Quality construction
- Distant view of Lake Geneva and the Alps
- Very pleasant area on the edge of the Parc de Lonay
- Very good space layout
- Nice garden on the south side
- Large bathroom with corner Jacuzzi bathtub
- Large bright living room with dining area and open kitchen
- Close to Morges and Lausanne



FACTS AND FIGURES

YEAR OF CONSTRUCTION

2002

SURFACES

Living Space	157 m ²
Parcel	722 m ²
Volume	676 m ³

ROOMS

Rooms	3
Bath / WC	1
Shower / WC	1

VARIOUS

- Annex room
- Cellar
- Parking
- Garage
- Ground
- Parquet, Floor tile

TECHNICAL

- Heating
- Oil-fired heating
- Heat distribution
- Floor heating



FACTS AND FIGURES

INSURANCE

ECA insurance value
CHF 439'660.-

BUYING PRICE

House Price on request

OTHER ACQUISITION COSTS

Transfer tax 3.3%	Buyer charge
Land registration 0.16%	Buyer charge
Fee and notary fees 0.3%	Buyer charge

TAXES

Tax value CHF 590'000.-

LAND REGISTER

Plot Number	1495-3 CHF
Note of dept	On request



FINANCING

The members of our association benefit from comprehensive financing advice, always long-term oriented.

A few decades behind, mortgage brokerage is finally arrived in Switzerland. Instead of just using their usual bank for mortgage financing, clients can today request several offers and let competition play. It is not enough, however, to take only interest rates into account. SPOA mortgage specialists therefore take a comprehensive approach and, on behalf of the members of the Association, can take care free of charge of:

- Improvement of the credit rating. Better rating = lower rates.
- The enlargement of the search area for the acquisition makes it possible to obtain a better property for a given income and contribution
- Optimisation of the loan and the duration: fixed rate or Libor? Ideal duration?
- Improvement of small print clauses (for example prepayment penalties)
- Reduction of interest charges. The SPOA has access to all of Switzerland's mortgage loan offers.

Would you like to take out a new mortgage or is your current loan soon to expire?

Contact Sven Ortega today by phone on 058 310 10 41 or by e-mail at sven.ortega@propertyowner.ch



































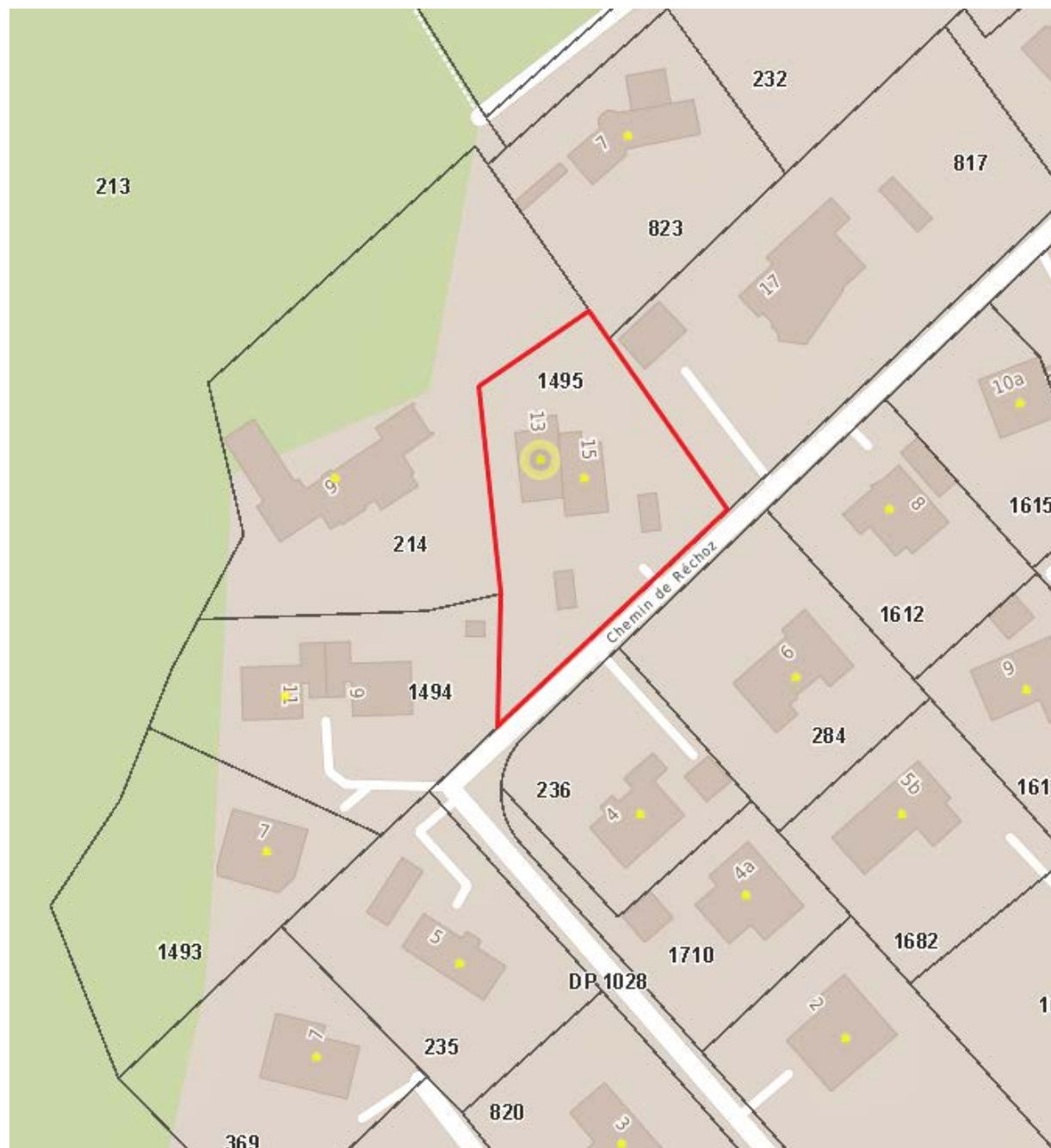






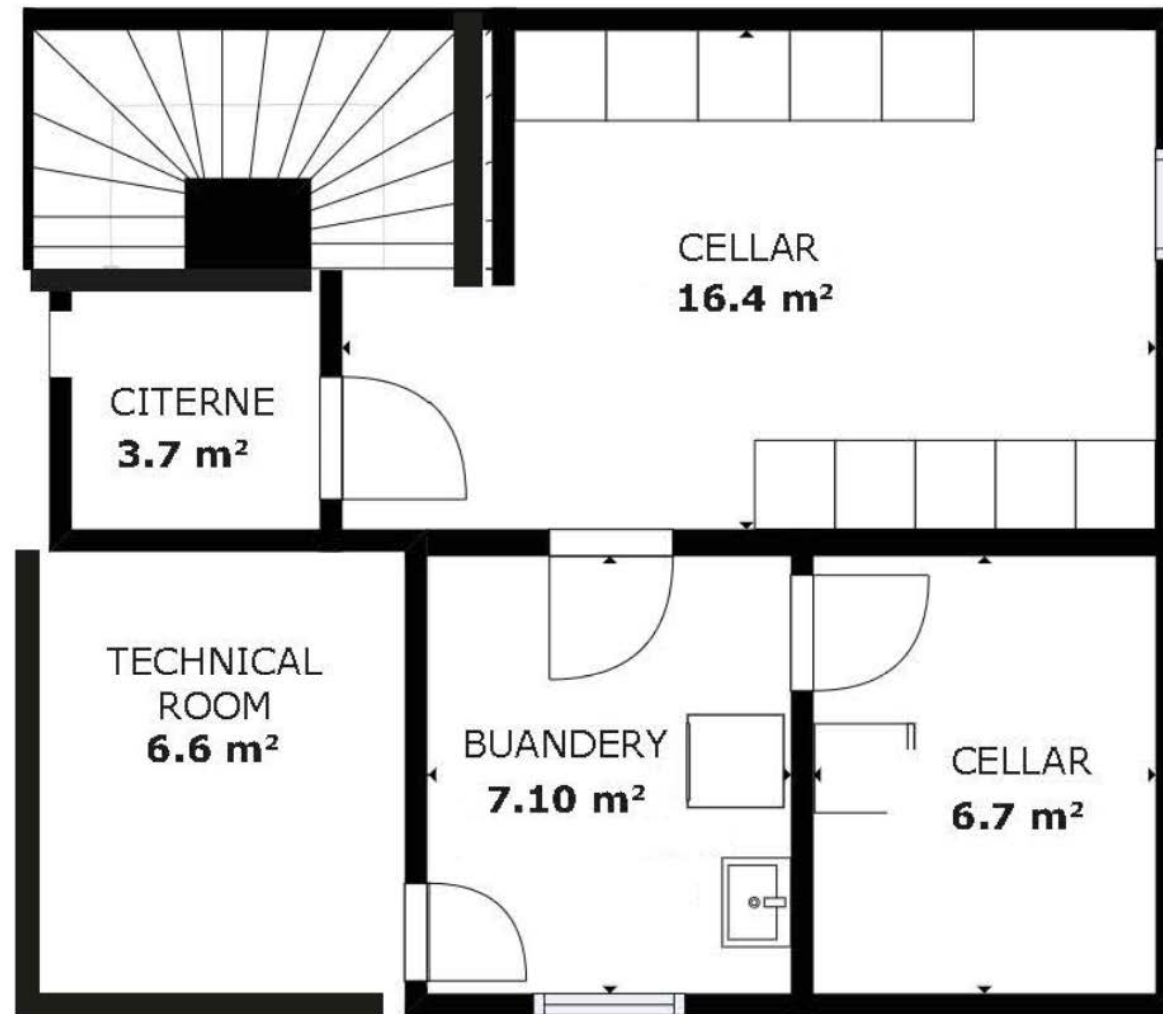


LOCATION PLAN





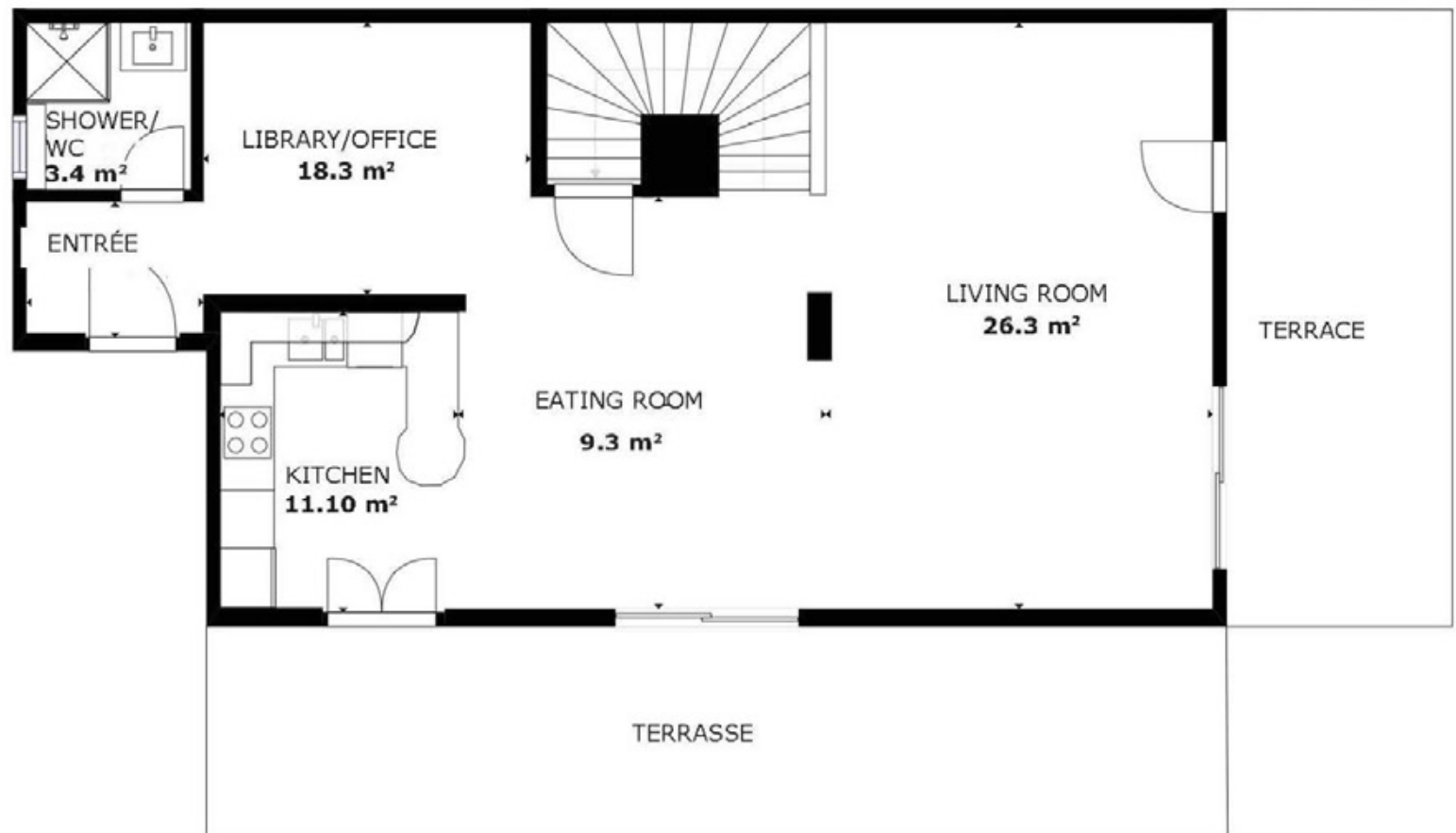
PLAN BASEMENT



BASEMENT



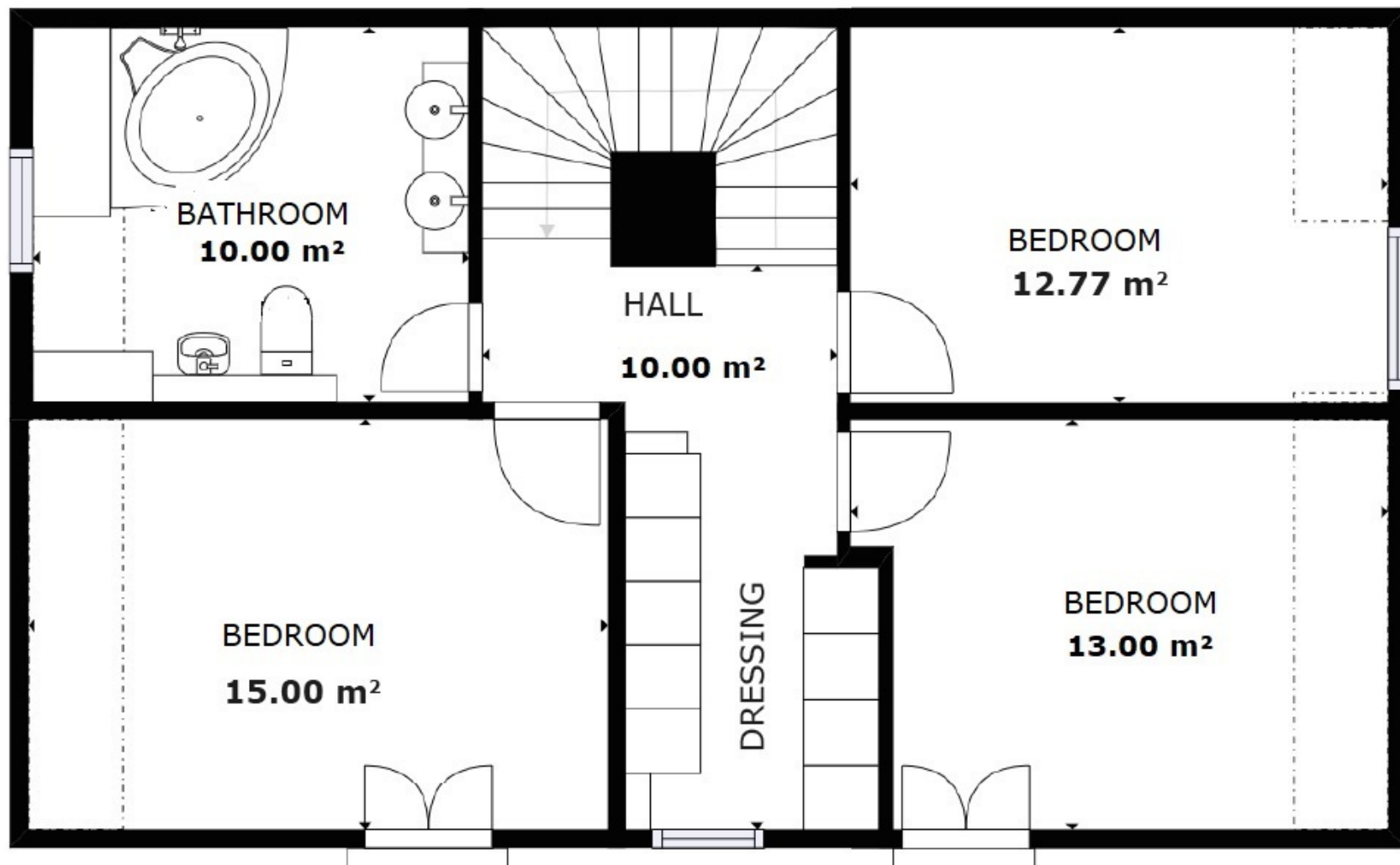
PLAN GROUND FLOOR



GROUND FLOOR



PLAN
1. FLOOR





CONTACT

Georges Kiener

Director of French-speaking Switzerland



+41 79 246 75 18
georges.kiener@propertyowner.ch



ABOUT US

The Swiss Property Owners Association is the free and dynamic association of all property owners in Switzerland – and of those who would like to become one..

Without any political agenda, we support the members of our association throughout the life cycle of the property with always the leitmotif "Invest smartly in real estate" in mind. From targeted acquisition through prudent holding to optimised sale.

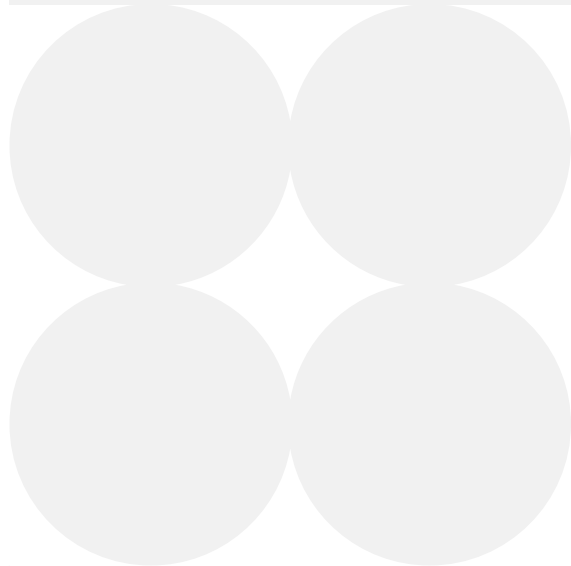
The employees or partners of the SPOA are architects, real estate economists, building draughtsmen, building specialists, financial experts, real estate fiduciaries, tax specialists, lawyers, notaries, mediators and brokers - all carefully selected, trained, certified by the federal government and experienced.

Our members represent this diversity just as much. Whether you are a small builder, a large landowner, an apartment owner, an investor or a tenant with the intention to purchase - the SPOA offers a tailor-made and pragmatic solution for all needs. To become a member, nothing could be simpler: register online at propertyowner.ch and immediately take advantage of free or especially discounted services, often exclusive. Membership is free and you can withdraw at any time



+41 58 310 10 10
info@propertyowner.ch

Headquarters
Laupenstrasse 1,
3008 Bern



Berne
Bâle
Genf
Lausanne
Lucerne
Saint Gall
Zürich

Swiss Property Owners Association
Grundeigentümer Verband Schweiz
Union Suisse des Propriétaires Fonciers
Unione Svizzera dei Proprietari Fondiari