



PROPERTY, WITH PERSONAL ATTENTION.

Property brochure

Penthouse · Cudrefin, Vaud



5.5 ROOMS · 4 BEDROOMS

Cudrefin

A horizon full of light.

Rte de Neuchâtel 26 · 1588 Cudrefin

APARTMENT + TWO PARKING SPACES

CHF 990'000.-

EN

Virtual staging · furniture and decoration are illustrative.

ROOM FOR YOUR LIFE

It starts here.

A family penthouse built in 2019, generous living spaces and the lake just a short walk away.

5.5

rooms

158 m²

net living area*

170 m²

weighted area*

4

bedrooms

25 m²

balcony*

2019

year built

EVERYDAY CONVENIENCE

5 min on foot

Lake, shops and schools.
School and extracurricular facilities in the village.

A1 at Avenches: 15 min by car · Neuchâtel and Fribourg: less than 30 min.



* Approximate commercial areas from OLIMMO's sales particulars. Separate technical survey: see page 8. Travel times are indicative and traffic-dependent. Image: virtual staging.

COME TOGETHER, EFFORTLESSLY

Life, wide open.



The heart of your home.

A kitchen with a central island is part of a generous living area. The lounge and dining space flow towards the balcony, connecting everyday moments naturally.

Virtual staging · furniture and decoration are illustrative.

FOUR BEDROOMS, MANY POSSIBILITIES

Space for everyone.



Bedroom, study, a child's own world...

Four private rooms allow the apartment to adapt to your lifestyle. The contemporary staging suggests warm, inviting arrangements to make your own.

Virtual staging · furniture and decoration are illustrative.

AIR, LIGHT AND TRANQUILLITY

Indoors. Outdoors.



25 m²

A balcony to make more of every day.
A meal, a book, a moment facing the landscape.



Two bathrooms · three WCs in total · laundry room

Virtual staging · furniture and decoration are illustrative.

THE SAME SPACE, A NEW PERSPECTIVE

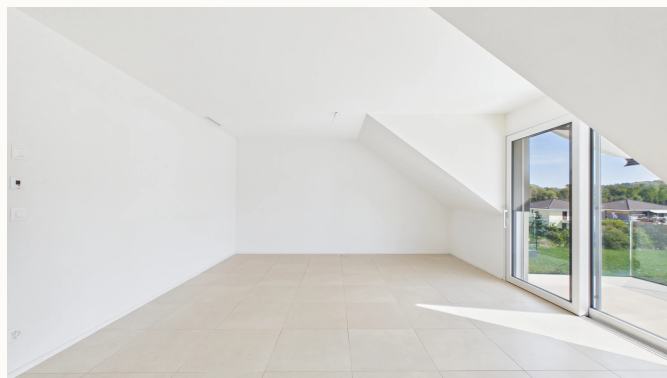
As it is. As it could be.

EXISTING SPACE



01 / The living space

CONTEMPORARY STAGING



02 / The lounge



03 / The main bedroom



Virtual staging for inspiration; furniture and decoration are non-contractual. The existing photograph of the main bedroom has been straightened for presentation.

THE SAME SPACE, A NEW PERSPECTIVE

As it is. As it could be.

EXISTING SPACE



04 / A bedroom and study

CONTEMPORARY STAGING



05 / A child's bedroom



06 / The balcony



Virtual staging for inspiration; furniture and decoration are non-contractual. The existing photograph of the main bedroom has been straightened for presentation.

ONE PENTHOUSE, ONE LEVEL

Every space in its place.



EXPLORE THE LAYOUT

From the plan to real space.

Open the interactive plan →



Areas: OLIMMO's sales particulars state 158 m² net, 170 m² weighted and a 25 m² balcony. The technical survey states 143.2 m² excluding the balcony, using its own method. These values are not equivalent and must be confirmed against the condominium documents. Indicative plan, not to scale; original labels in French. Photo: virtual staging.

UNDERSTAND THE PROPERTY

The details that matter.

APARTMENT CHF 950'000.- + PARKING CHF 40'000.-

CHF 990'000.-

Year built / layout	2019 · 5.5-room penthouse
Heating / distribution	Heat pump / underfloor
Parking	2 outdoor spaces, EV charging
Additional facilities	Large cellar · playground
Monthly condominium charges	CHF 540.-
Plot / condominium unit	1360 / 1360-6
Ownership share	15'789 / 100'000
Mortgage certificate	CHF 530'000.-
Total renovation fund*	CHF 44'550.90
Apartment share*	CHF 7'034.15
Listed building	No

* Renovation fund as at 31 December 2025. Figures from OLIMMO's sales particulars, to be confirmed against the sale documents and condominium accounts.

AN INITIAL GUIDELINE

Your project, in numbers.

Example for a primary home in Cudrefin (Vaud). Fixed price of CHF 990'000.-; supplied reference interest rate of 1.63%, fixed for 10 years.

Equity invested (20%)	CHF 198'000.-
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Annual gross household income	CHF 180'000.-
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Initial mortgage	CHF 792'000.-
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ESTIMATED MONTHLY BUDGET · FIRST YEAR

CHF 2'634.-

Interest CHF 1'076.- · amortization CHF 733.-

Upkeep and running costs CHF 825.-

Theoretical affordability ratio: 32.4%

At a 5% stress rate: CHF 4'858.- per month. Selected limit: 33.3% of gross income. Indicative annual income required: CHF 175'076.-.

Total equity and purchase costs: CHF 245'520.-

Costs per sales particulars: transfer duty 3.3% + notary / registry 0.7-1.5%, or CHF 39'600.- to CHF 47'520.-. Example uses the upper 4.8% estimate, excluding any mortgage-certificate adjustment.

Assumptions: upkeep / running costs at 1% of the price annually, assumed to include the CHF 540.- monthly condominium charges; debt above two thirds amortized over 15 years (or before retirement). At least CHF 99'000.- from outside the second pillar. Rounded figures. Indicative simulation, excluding taxation and other debt; approval and terms must be confirmed by the bank and notary. The 1.63% rate is not a guaranteed offer.

Calculation guidelines: UBS affordability and amortization

STEP INSIDE. LOOK AROUND. IMAGINE.

Explore at your own pace.

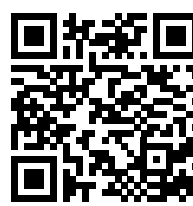


A new way to experience the space.

Scan the codes or click the links to explore the apartment and its floor plans. The viewers open in your browser.



360° virtual tour →



Interactive 2D / 3D plans →

Virtual staging · furniture and decoration are illustrative.

YOUR NEXT CHAPTER STARTS WITH A CONVERSATION

Shall we meet?



Olivier Angeloz

Founder of OLIMMO · Independent property broker
Wealth adviser

A viewing, a question about the property or your financing: Olivier supports you with a complete view of your plans.

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