

PRELIMINARY ANALYSIS

Parcel 581 — Bassins (VD)

Feasibility study · Chemin de l'Étang 3, 1269 Bassins



Parcel 581 (house no. 3) and the neighbouring semi-detached villas of Clos de la Trappe · Chemin de l'Étang, Bassins

This is an independent feasibility study of parcel 581 at Chemin de l'Étang 3, Bassins. It summarises the land, the studies already commissioned by the current owner, and the indicative economics of the development scenario for which those studies were prepared — a single villa. The figures rest on confirmed source documents, Swiss statistical construction and sale prices, and a standard VAT treatment for a private buyer who acquires the land and engages a contractor to build the house.

Prepared by WADSTRÖM Sàrl for discussion purposes. Estimates are indicative and depend on the final design, market conditions and confirmation by the relevant professionals. Does not constitute tax or legal advice.

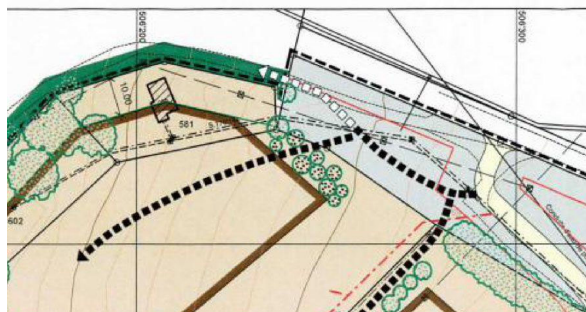
1. The property

Characteristic	Detail (confirmed)
Land	Parcel 581, 1,026 m ² · E-GRID CH798399624535
Zone	Villa zone (ZVI) under the PPA «La Trappe» (in force since 2006)
Building rights	CUS 0.20 → ~205 m ² gross floor area (SBP)
Permitted use	Max 2 dwellings per building; semi-detached villa permitted (RCAT art. 3.2)
Heights	Ridge max 9.0 m · eaves max 6.0 m (RCAT art. 6.1)
Topography	Level difference ~4.3 m (871.75 → 867.4 m); favourable slope

Characteristic	Detail (confirmed)
Existing building	ECA 265, ~53 m ² , to be demolished
Easements / pollution	None (clean title; not in the register of contaminated sites)
Access	Existing entrance from Chemin de l'Étang



Cadastral extract (RDPPF) — parcel 581, 1,026 m²



PPA «La Trappe» — building area of parcel 581

2. Studies already commissioned

The current owner has commissioned a set of preliminary studies, all dated 2025. They carry value that is transferable to any buyer and shorten the pre-construction phase. Estimated market costs:

Study	Provider · date	Est. cost (CHF)
Preliminary design (architect)	S. Yang, architect · 25.09.2025	8,000 – 15,000
Geotechnical / soil study	FOG GEO Sàrl · 04.11.2025	10,000 – 16,000
Asbestos survey (pre-demolition)	J. Yersin · 24.11.2025	3,000 – 6,000
Topographic survey (1:250)	BS&A surveyor · 25.02.2025	3,000 – 6,000
Total estimated value of studies		~24,000 – 43,000

Note: the geotechnical study assumes a villa without a basement; a configuration with a basement would require an additional geotechnical assessment. The preliminary design is specific to the single villa below.

Main study findings. Soil: alluvial sand-gravel, no groundwater table; a general raft foundation (180 kN/m²) is recommended — favourable. Asbestos (pre-demolition): asbestos confirmed in the tile adhesives of the shower and kitchen, the interior wall plasters, the fibre-cement under-roof panels and the boiler — removal by a specialist firm required for certain parts (type E waste). No asbestos in the façade render, the windows or the timber structure.

3. Development scenario — single villa

The scenario below models the project for which the existing studies were prepared: a single villa with an 80 m² footprint over 2 storeys, without a basement, with a carport (per the preliminary design and the listing). All amounts excluding VAT.

Item	CHF (excl. VAT)
Land (asking price)	1,000,000
Acquisition (transfer duty 3.3% + notary)	38,000
Demolition + asbestos removal	55,000
Studies, building permit, geotechnical	70,000
Construction (160 m ² turnkey, 3,400/m ²)	544,000
Connections (water / electricity)	35,000
Carport	25,000
Landscaping + planting	35,000
Contingency ~8%	144,000
TOTAL PROJECT COST (excl. VAT)	1,946,000

Statistical construction cost: CHF 3,400/m² turnkey (Swiss mid-range, 3,000–4,000/m²). Gross floor area ~160 m² (80 m² × 2); net saleable area ~145 m². Uses only ~78% of the 205 m² of building rights.

VAT (8.1%): a private buyer is not VAT-registered and cannot recover it. The 8.1% on construction and services (~CHF 77,000) is therefore a final cost, added on top of the budget above (shown excl. VAT, as a contractor quotes it).

4. Result — cost to build vs market value

Market reference (Neho, 2026): finished homes in Bassins. These are prices for a finished home — not for land, whose price is significantly lower.

Market statistics Bassins (VD) — price/m ² , 2026	CHF/m ²
Average price per m ²	10,117
Median price per m ²	9,434
Range (central 60%)	8,654 – 11,984
Neighbour Clos de la Trappe 4 (Houzy 80%)	10,609
12-month price trend	+6.1%

Finished market value (145 m² net) against the total build cost of CHF 1,946,000 (\$3, excl. VAT):

Scenario	Price/m ² × 145	Market value	Result
Conservative	9,500 × 145	1,377,500	–568,500
Neighbour level (Houzy)	10,600 × 145	1,537,000	–409,000
High	11,500 × 145	1,667,500	–278,500

At the current asking land price, building a single villa costs more than the finished house is worth in every case (–279,000 to –569,000 before VAT; more once the non-recoverable 8.1% VAT on construction is added). The reason is structural: a single villa produces too little value to support a land cost of 1,000,000.

5. Observations and next steps

The parcel itself is attractive: clean title, favourable soil, an elevated and quiet setting on the forest edge, and a documented neighbouring value of around CHF 1.46 M for a comparable 138 m² semi-detached unit (Clos de la Trappe 4). The constraint is not the location.

The constraint is the project as drawn. The single villa in the owner's preliminary design — the house being designed and offered for sale — does not reconcile with the asking land price once sale prices are held at the levels the local market actually supports. At 1,000,000 for the land, the modelled result is a loss in every scenario (–279,000 to –569,000). And this is not a question of finishing or cost discipline: the preliminary design uses only about 78% of the permitted building rights, and even built out to its full volume, a single villa on one footprint cannot reach a finished value high enough to support that land cost.

The interesting question is therefore one of configuration, not of price-cutting. The ~205 m² of building rights is expressed as gross floor area (SBP) — a measure of building rights, distinct from living area. The neighbour, a semi-detached villa built in 2012 under the same PPA, reaches 138 m² of living area per unit: the proof that a denser configuration is permitted under this zoning regime, and has already been built in the immediate vicinity. Exactly how the various levels count toward the building rights remains to be confirmed (see step 1); but a semi-detached layout, using those rights more fully, changes the economics of the project far more than enlarging a single villa ever could.

On that basis, a serious evaluation of this parcel would take three steps:

- 1. Confirm the building-rights treatment.** Verify with the commune, against the RCAT of the PPA «La Trappe», how the areas of the various levels (basement, garden level, attic) count toward the CUS. This is the single largest swing factor in the calculation.
- 2. Re-model around the denser configuration.** Establish the saleable area and yield that a semi-detached scheme can achieve — the layout the neighbour has already proven under the same plan.
- 3. Derive the supportable land price.** From that yield, work back to the price the parcel can realistically support — rather than the price implied by the current single-villa project.

The land is worth developing. The question this analysis raises is not whether to develop it, but in what form — and at what price the two can be made to meet.

Methodology: based on confirmed source documents (PPA / RCAT, FOG GEO geotechnical report, Yersin asbestos survey, BS&A survey, architect's preliminary design, RDPPF extract) and Swiss statistical construction and sale prices. Simplified VAT model (land exempt; construction and services subject to 8.1% VAT, non-recoverable by the private buyer). Actual figures depend on the final design, market timing and the final land price. WADSTRÖM Sàrl is not a tax or legal advisor; the VAT treatment must be confirmed by a fiduciary.