

# MONTMOLLIN



RENOVATED FARMHOUSE, BUILDING PLOT ON  
THE EDGE OF THE FIELDS!

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**Price upon request**

Parking place(s) included

n° ref. **#5785854**



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## SITUATION AND DESCRIPTION

Nestled in the heart of the village of Montmollin, in a bucolic setting bordered by fields, this magnificent property offers absolute peace and quiet just minutes from amenities, schools and transport. Exclusively at **Switzerland Sotheby's**, discover **a protected historic former farmhouse dating from 1759**, imbued with charm and authenticity.

Erected on a generous plot of over **2,500 m<sup>2</sup>**, this listed and partly renovated building currently comprises:

- **2 fully renovated and rented apartments**, generating immediate income
- **A vast unfinished space on the east side**, allowing the creation of apartments or a villa

But this property doesn't stop there. On the northern part of the plot, **a new building with 7 to 8**

**apartments** (PPE or rental) can be planned, either as an extension to the existing building, or completely independently - **a rare opportunity for investors and developers**.

### Main assets:

- Listed property steeped in history
- Large buildable plot
- Immediate profitability strong development potential
- Peaceful, leafy setting
- Close to schools, transport and services

### Also worth noting:

It is potentially possible to acquire only part of the plot through a plot division.

## **SURFACES**

Surface of parcel	~ 2520 m <sup>2</sup>
Volume	~ 2884 cbm

## **CARACTERISTICS**

Number of flats	2
Number of floors	3
Year of construction	1759
Year of restoration	2017
Heating system	Fuel oil, Heat pump
Second home	Non authorized
Outside parking place/s	5 included
Total nb. of parkings	5 included
Construction zone	Zone d'ancienne localité
Communal tax	66 %

## **DISTANCES**

Public transports	238 m
Primary school	140 m
Stores	3283 m
Restaurants	270 m

## NEIGHBOURHOOD

- Village
- Green
- Residential area
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Primary school

## OUTSIDE CONVENiences

- Garden in co-ownership
- Quiet
- Greenery
- Parking

## INSIDE CONVENiences

- Open kitchen
- Workshop
- Fireplace
- Bright/sunny
- Skylights
- Exposed beams
- With character

## CONDITION

- Very good
- Renovated
- To convert
- To build
- With extension possibility

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- With an open outlook
- Rural
- Fields
- Forest

## MISCELLANEOUS

- Not registered as Contaminated land

## FINANCIAL DATA

Price

Price upon request

Availability

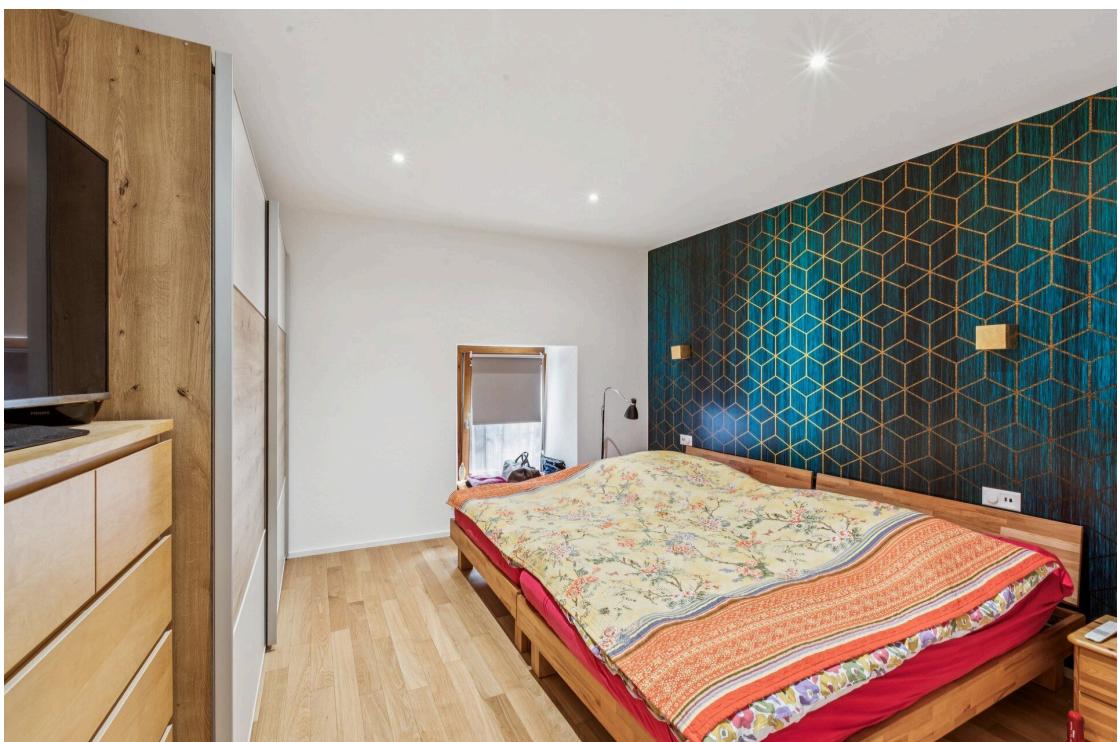
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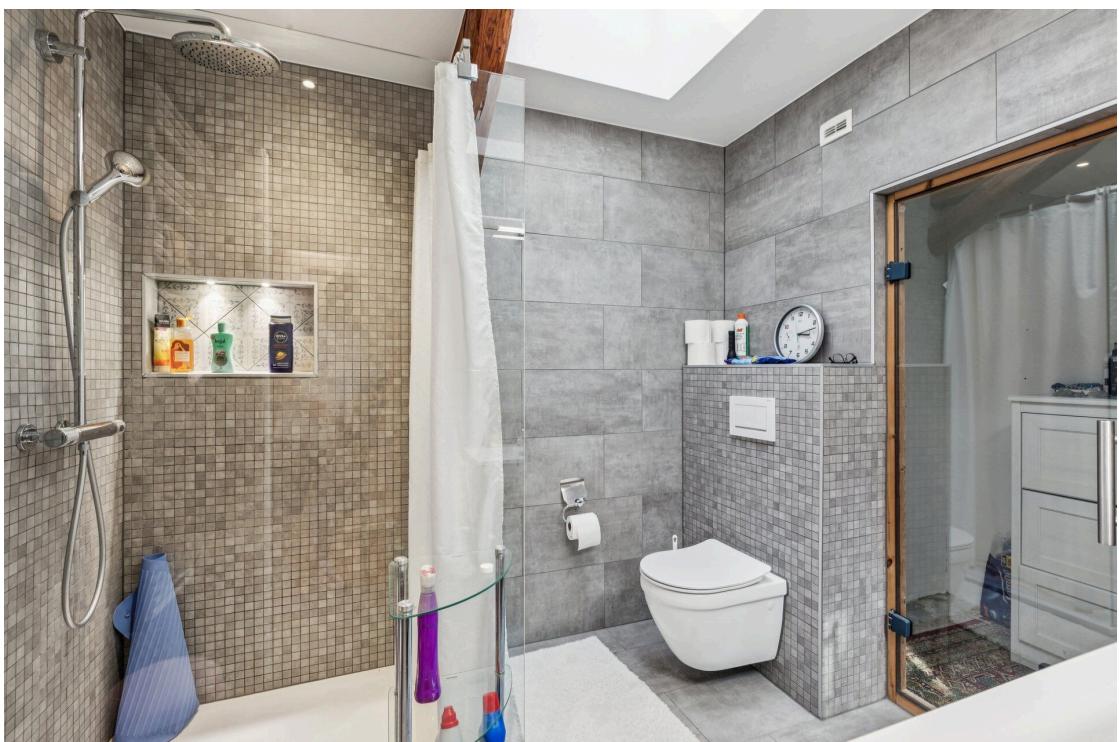
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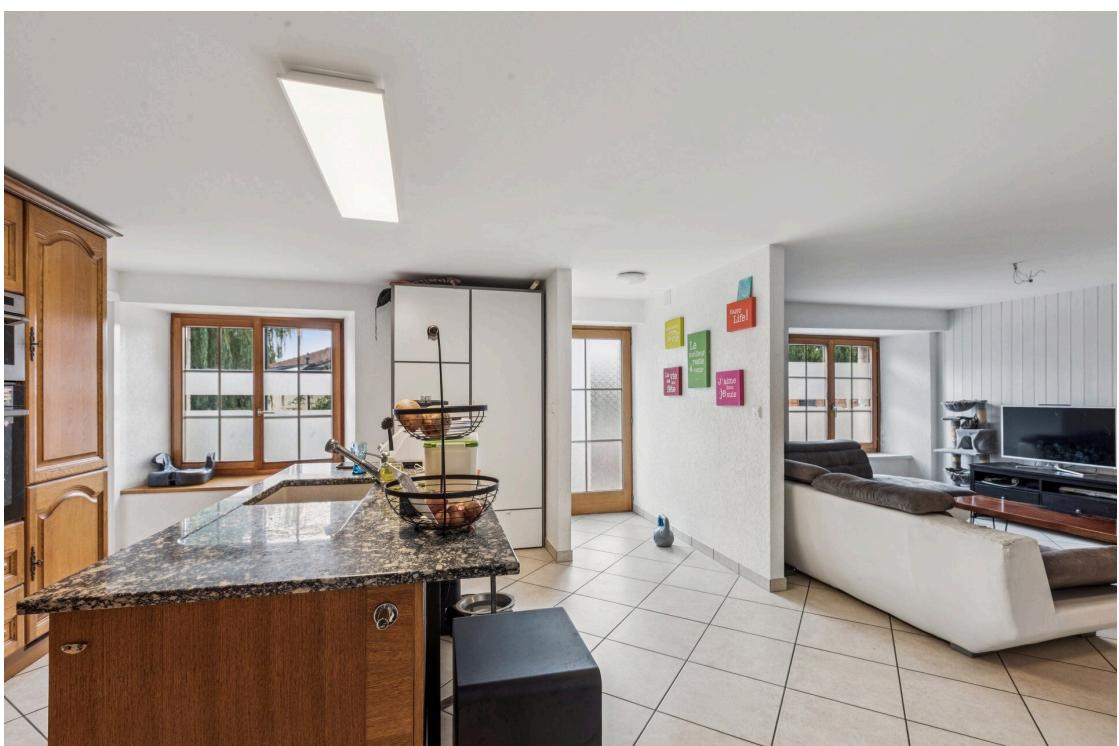




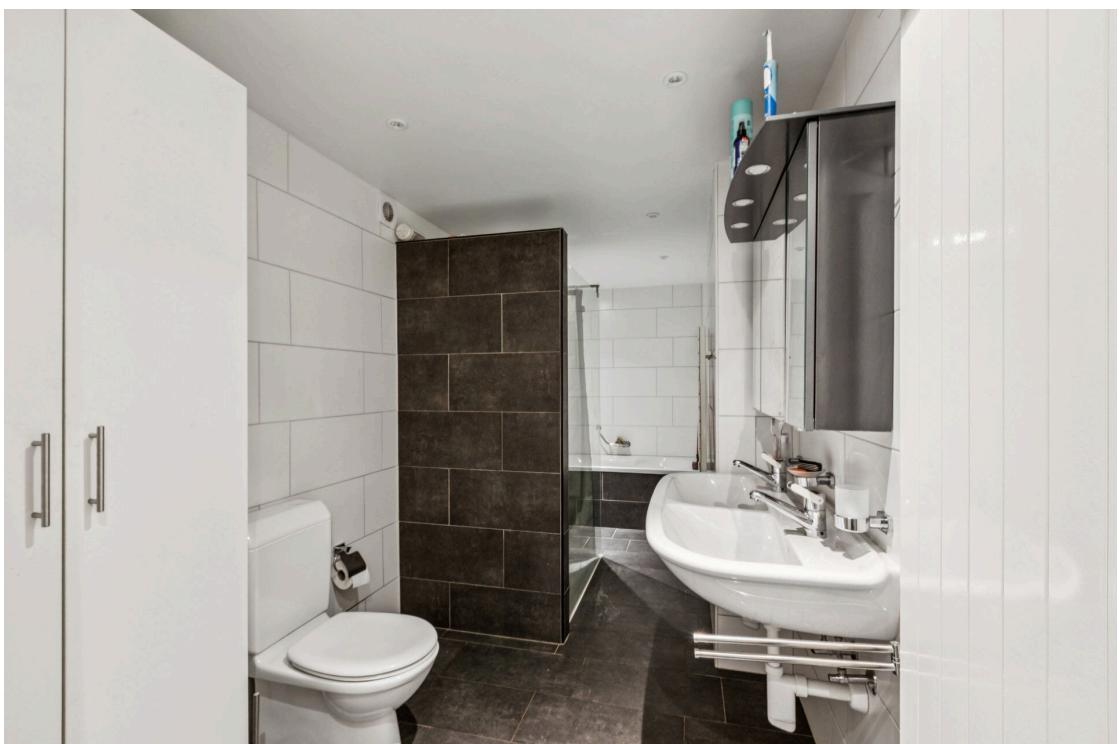


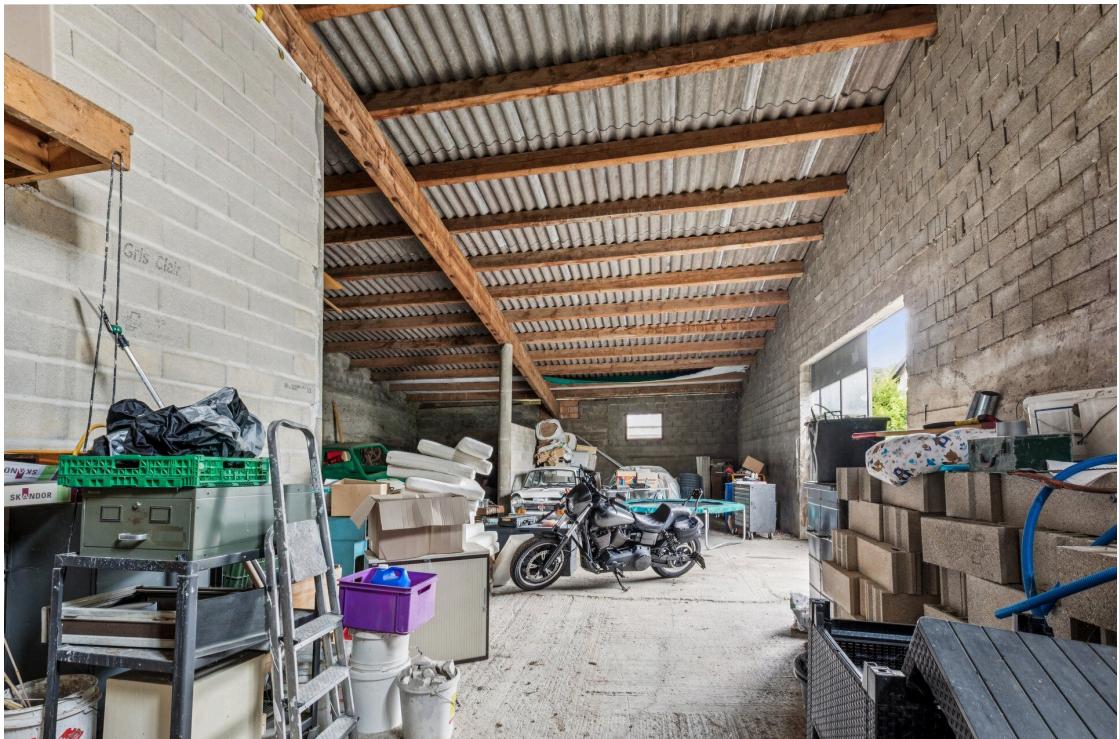
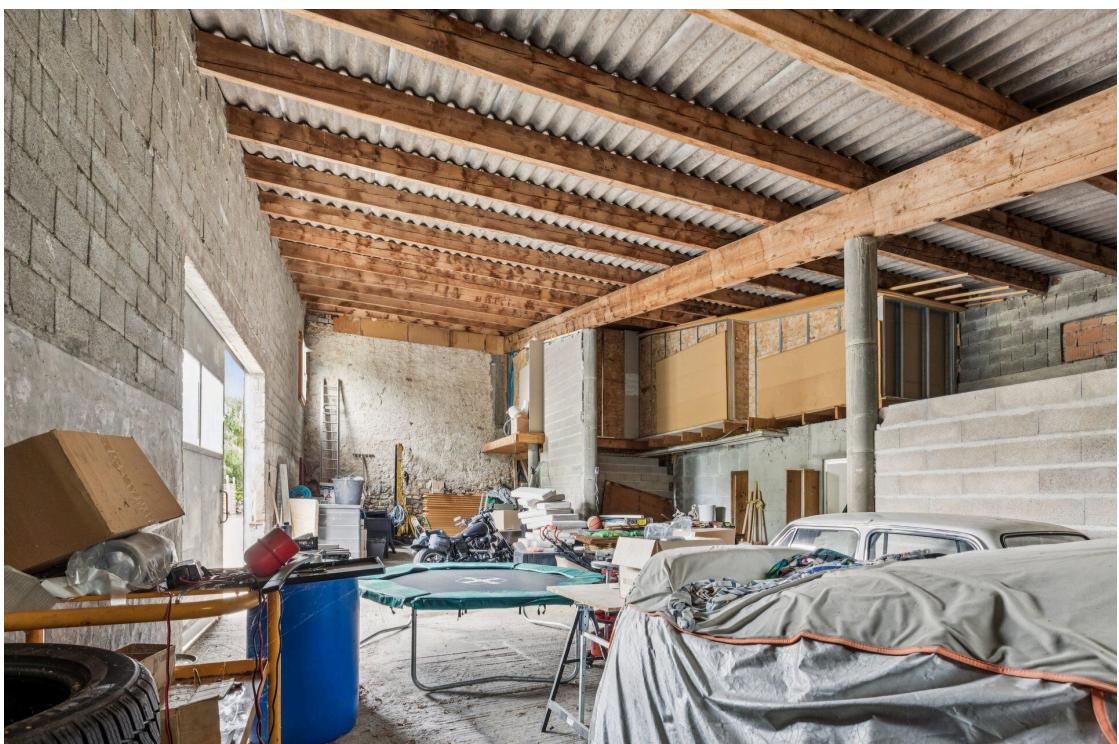


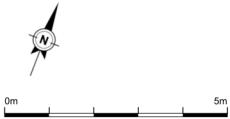
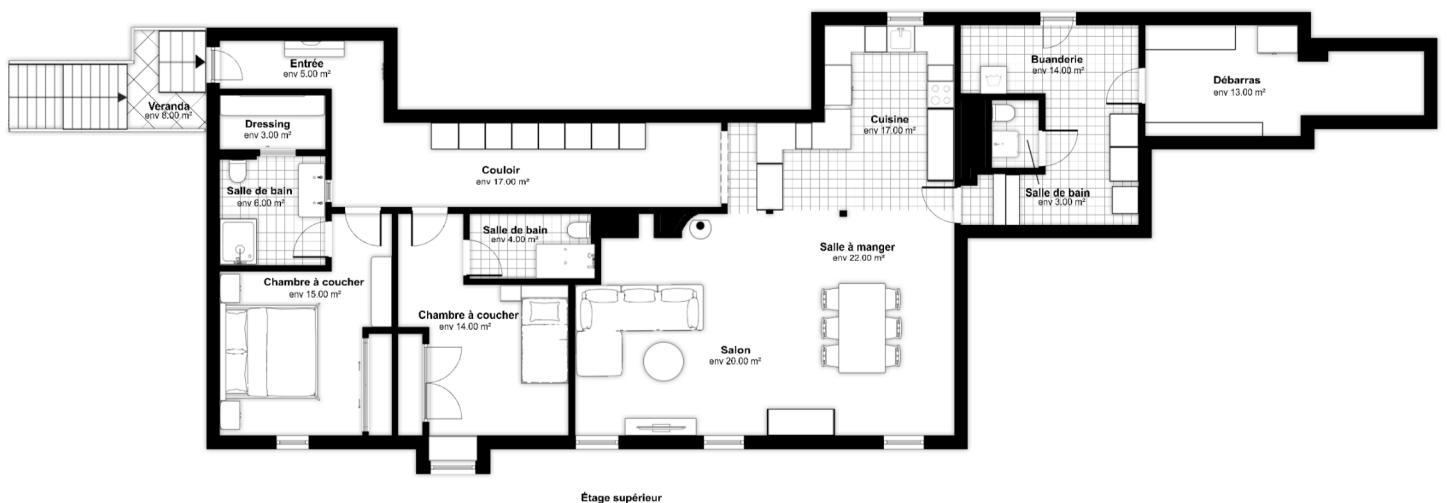


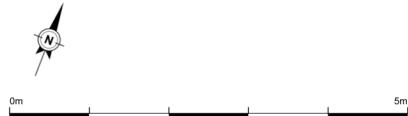
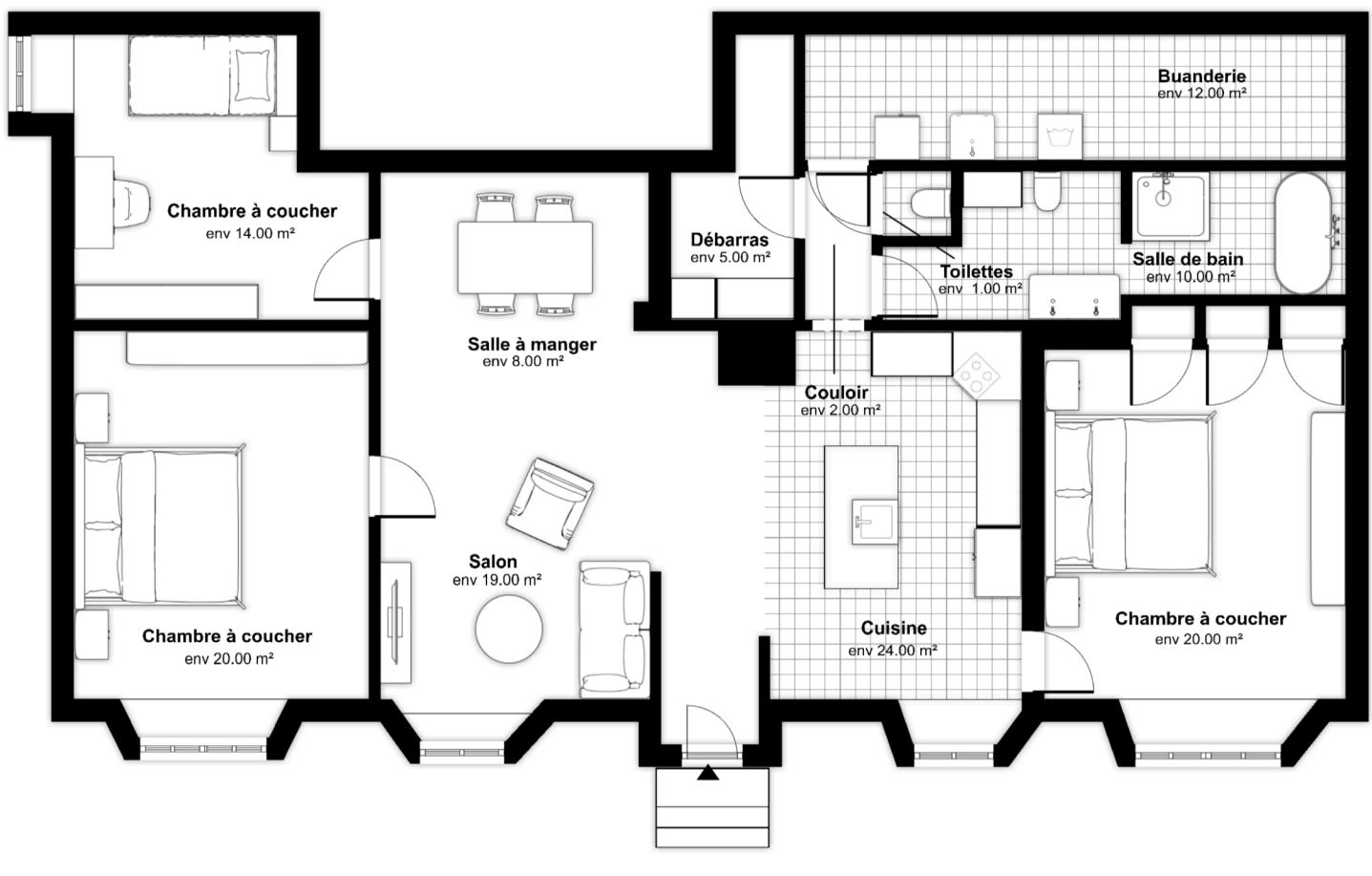


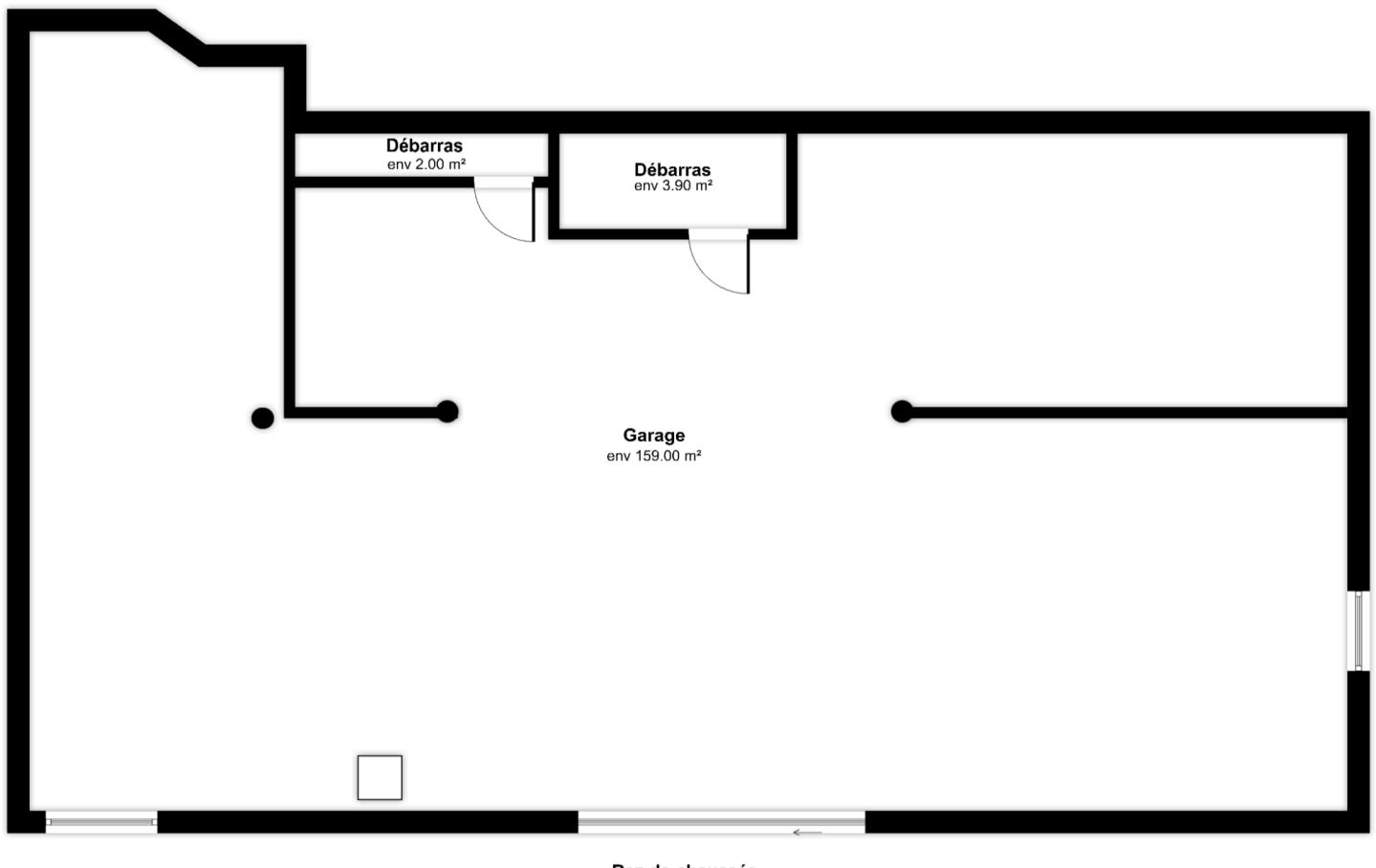












Rez-de-chaussée

