

MONTMOLLIN



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

Price upon request

Parking place(s) included

n° ref. **#5785854**



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Switzerland

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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 m²**, 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.

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SURFACES

Surface of parcel	~ 2520 m ²
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****Availability****Price upon request**

immediately

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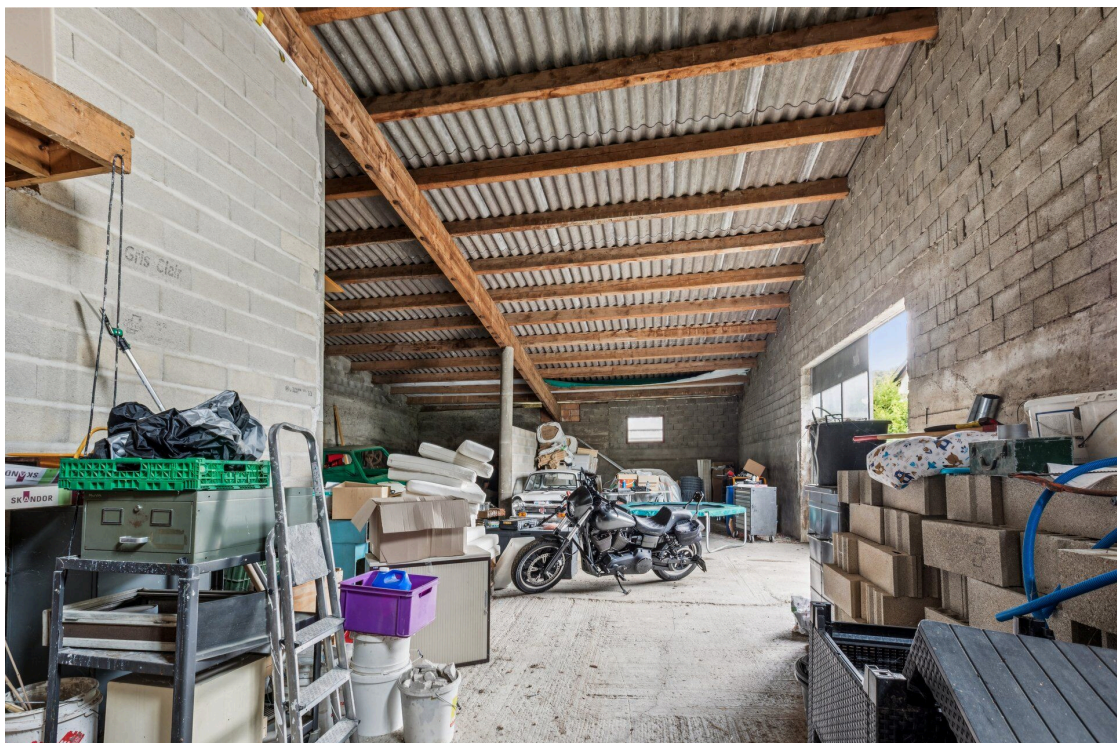


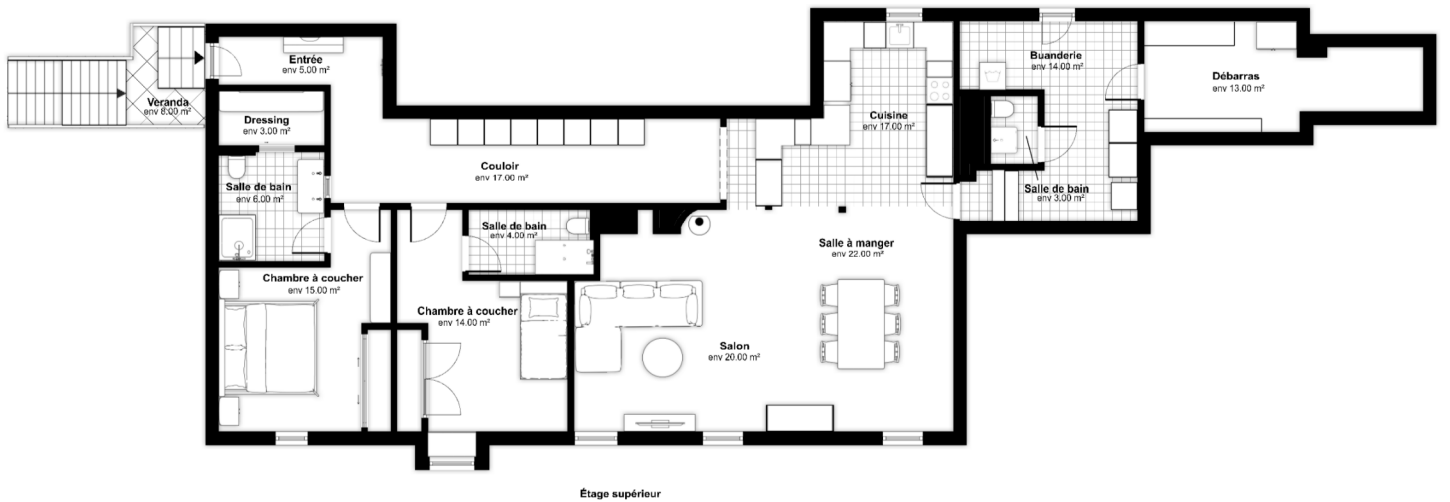




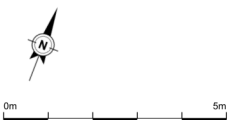


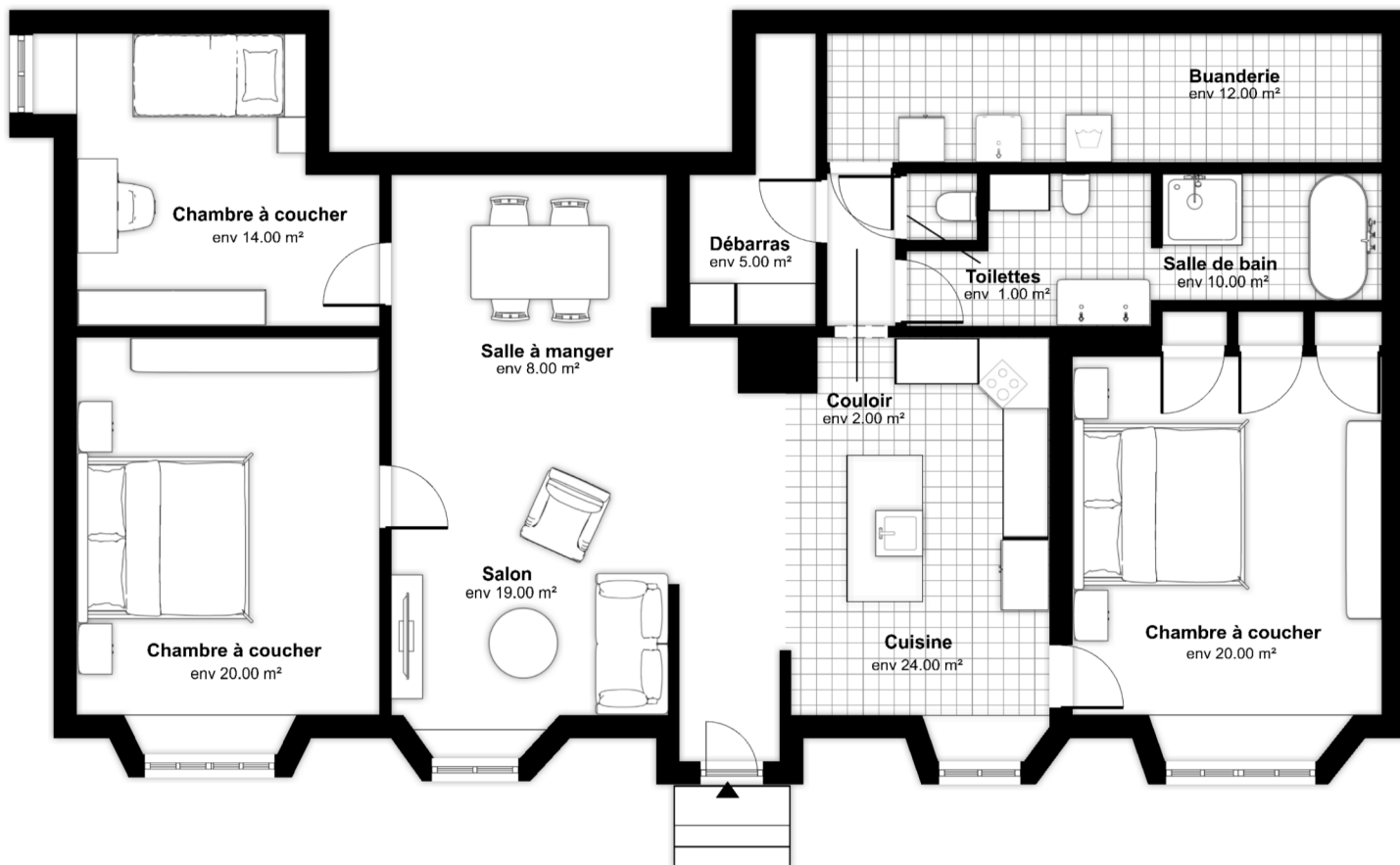


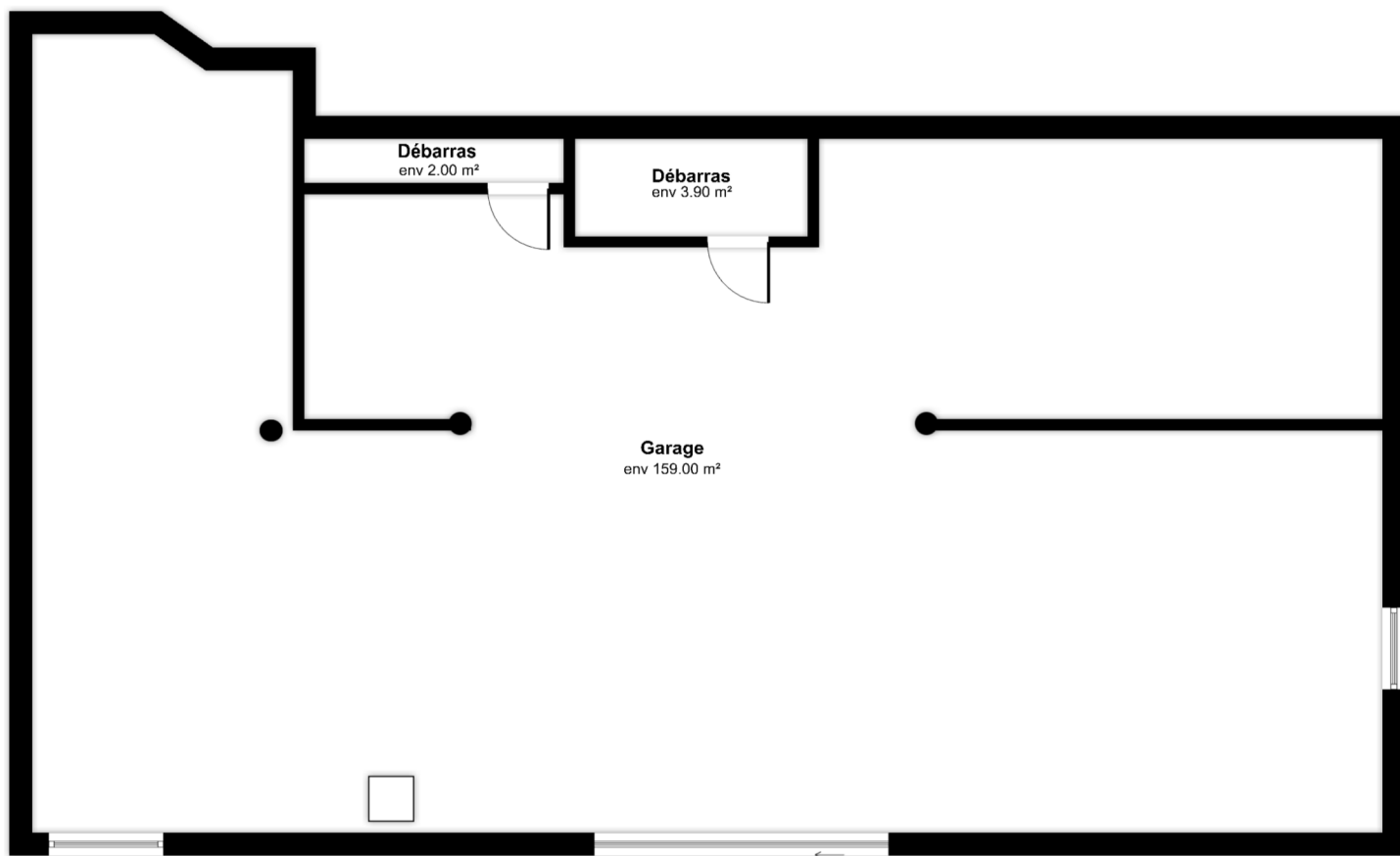




Étage supérieur







Rez-de-chaussée

