

CHÂTEL-ST-DENIS



Farmhouse with 2 apartments rural
(possibility of developing a proje

CHF 1'950'000.-

Parking place(s) included



10



5



~227 m²

n° ref. **046094**



Switzerland | Sotheby's International Realty
Boulevard de Pérolles 16, 1700 Fribourg

Raphaël Vuadens
+41 79 834 34 01
raphael.vuadens@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

You want panoramic views and peace and quiet, just 2 steps from amenities. This property is made for you!

Built on a beautiful plot of 2498 m² overlooking Châtel-St-Denis, this large renovated farmhouse consists of 2 dwellings and a large rural in which an apartment project can be developed.

The layout of the premises is as follows:

Upper ground floor and 1st floor - Duplex apartment of 7.5 p., approx. 160 m²

Large entrance hall, living/dining area with access to balcony, eat-in kitchen, 4 bedrooms, 1 with dressing room, 1 study, 1 bathroom, 1 shower room, 1 separate WC

Ground floor - 2.5 sq. ft. apartment, approx. 67 m²

Kitchen, living/dining area, bedroom and bathroom. Having an independent entrance, it can be used for commercial purposes (currently beauty care practice) or Airbnb-type rental

Lower ground floor

Fully equipped laundry room, workshop, available converted into gym, cellar, former stables

Rural part

A multi-apartment project can be realized

Exteriors

Large garden equipped with robot mower, Jacuzzi, garden shed, several parking spaces (also inside, in the rural part)

A visit is a must to realize the potential of this property!

www.switzerland-sothebysrealty.ch

SURFACES

Living area	~ 227 m ²
Surface of parcel	~ 2498 m ²

CHARACTERISTICS

Number of flats	2
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	4
Number of balcony	1
Year of construction	1932
Year of restoration	2015
Heating system	Electricity
Heating installation	Chimney, Electric storage heater
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Parking places	Yes, obligatory

DISTANCES

Public transports	504 m
Primary school	561 m
Stores	556 m
Restaurants	679 m



MUNICIPALITY

Châtel-Saint-Denis is a commune offering an exceptional living environment, combining urban dynamism and preserved nature.

Located just 35 minutes from Lausanne and Fribourg, 50 minutes from Berne and Sion, and 1h15 from Geneva, Châtel-Saint-Denis benefits from a strategic position facilitating business and personal travel.

The new train station offers improved rail links, reducing journey times to key destinations such as Lausanne or Berne.

Residents can enjoy a variety of shops, restaurants and services, while also having access to hiking trails, bike paths and green spaces conducive to relaxation.

As you can see, everything is present in Châtel-St-Denis to make you feel good here!

NEIGHBOURHOOD

- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Public swimming pool
- Sports centre
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Barn
- Jacuzzi
- Robot mower

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Veranda
- Cellar
- Wine cellar
- Storeroom
- Workshop
- Jacuzzi
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Bath

FINANCIAL DATA**Price****CHF 1'950'000.-****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- With an open outlook
- Rural
- Fields
- Forest
- Mountains
- Alps

STYLE

- Rustic















