

LONGIROD



Rare: 19th century farmhouse near Gland -
Large volume

CHF 1'480'000.-



7



5



300 m²

n° ref. **034741**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in Longirod, a peaceful village in the heights of the canton of Vaud, this vast 19 century farmhouse offers a unique setting for lovers of nature and space. Set on a 4,300m² plot, just a stone's throw from the village center, it has been partially renovated. Most of the structural work has been completed, allowing future owners to finalize the finishing touches according to their wishes and needs. With its south-facing aspect and generous volumes, this house boasts 7 rooms spread over almost 300m². The living spaces have been designed to maximize natural light and offer optimal comfort.

- Ground floor: Two entrances provide access to the living spaces, including an open-plan living/dining room, a through hall/lounge, as well as a bedroom with shower room and a laundry room.
- First floor: Four large bedrooms, including a master suite with bathroom, as well as an additional shower

room.

- Annexes: Adjoining the living area, a large rural offers development possibilities, leaving the imagination free to create additional useful spaces.

As a complement, this property is sold with a second adjoining plot of over 5'000m², including a roadside garage-workshop.

At just 15 minutes from Gland, this farmhouse offers a perfect balance between rural tranquility and proximity to amenities. The Longirod bus stop, less than 5 minutes' walk away, provides easy access to nearby schools and services. A unique setting in which to build an exceptional project: this farmhouse with its generous volumes and preserved authenticity offers a blank canvas to its future owners, whether savvy investors or those with ambitious projects in a rural setting.

A disused 330 m² poultry yard completes the property,

offering space for redevelopment.

Note: Although located in an agricultural zone, the farmhouse and poultry yard are no longer subject to the LDFR.

SURFACES

Living area	300 m ²
Surface of parcel	9400 m ²
Volume	2870 cbm

2nd floor

- Over 145m² of attic space available

CARACTERISTICS

Number of floors above ground	2
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Year of construction	1837
Year of restoration	2015
Heating installation	Floor
Second home	Non authorized

ANNEXES

- Rural to be developed
- 330m² disused poultry yard to be redeveloped

DISTANCES

Public transports	258 m
Primary school	2174 m
Stores	322 m
Restaurants	302 m

DISTRIBUTION**Ground floor**

- Large living and dining area
- Open-plan kitchen
- Spacious entrance hall/living room
- En-suite bedroom with en-suite shower room
- Cellar with laundry connection

1st floor

- 3 large bedrooms of over 20m² each
- A master bedroom en suite with bathroom and dressing area
- A third shower room
- A hallway giving access to the various bedrooms



LOCATION

Nested in the heart of the peaceful Vaud Jura hills, the commune of Longirod offers an authentic, unspoilt living environment, harmoniously combining rural charm and tranquility. Its geographical location makes it a haven of peace for its residents, offering a perfect balance between lush greenery and proximity to urban amenities. Longirod captivates with its bucolic atmosphere, traditional farmhouses, hiking trails and picturesque landscapes that stretch as far as the eye can see. This commune offers an exceptional quality of life, with local services, a local school and an active network of associations, providing residents with an authentic environment where life is good, in harmony with nature. Accessible via charming country roads, Longirod also offers a multitude of outdoor activities, such as hiking, mountain biking and contemplating the breathtaking landscapes of the Vaud Jura. Living in Longirod means choosing a healthy, well-balanced lifestyle, where calm and serenity reign supreme,

offering its residents a true interlude of tranquility in a green setting.

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Primary school
- Horse riding area
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Annex
- Barn
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Garret
- Unfurnished
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Shell construction

FLOOR

- At your discretion

CONDITION

- To be renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Rural
- Mountains
- Jura

FINANCIAL DATA

Price

CHF 1'480'000.-

Availability

immediately

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FICHE INFORMATION ACHETEURS – FERME DE LONGIROD (ZONE AGRICOLE)

Ce document a pour but de préparer les visiteurs et acheteurs potentiels avant la visite. Le bien se situe en zone agricole hors zone à bâtir, ce qui implique des contraintes légales importantes fixées par le droit fédéral et cantonal (LAT, OAT, DGTL Vaud).

1) Situation juridique du bien

- Les bâtiments sont situés sur une parcelle soustraite à la LDFR (droit foncier rural).
- Elles restent toutefois en ZONE AGRICOLE (hors zone à bâtir).
- Toute transformation est soumise à l'autorisation du Canton (DGTL) via procédure CAMAC.
- Le potentiel de transformation a été quasiment entièrement utilisé par le permis de construire 2009.

2) Surface habitable et potentiel d'agrandissement

- Surface brute de plancher d'origine (1972) : env. 226 m².
 - Extension maximale autorisée par la loi : +60 % (env. 135 m²).
 - Le projet autorisé en 2009 a déjà utilisé ce potentiel.
- => Il n'est plus possible d'augmenter la surface habitable ni de rendre les combles habitables.

3) Travaux généralement autorisés

- Rénovation intérieure des surfaces déjà habitables.
- Installation d'un chauffage (PAC, géothermie, poêle) sous réserve d'intégration.
- Panneaux solaires intégrés à la toiture.
- VMC double flux.
- Aménagement de places de parc extérieures nécessaires à l'habitation.
- Terrasse limitée (en général max. 25 m²).

4) Travaux interdits ou très limités

- Extension du volume du bâtiment (agrandissement).
- Transformation du bâtiment avicole (poulailler) en garage, habitation ou écurie.
- Isolation complète de toutes les façades (uniquement possible sur parties habitables).
- Piscine enterrée.
- Construction de nouveaux bâtiments.
- Clôture ou haie tout autour de la parcelle (fragmentation du paysage agricole).

5) Bâtiment avicole (poulailler)

- Ne peut pas être transformé (garage, écurie, atelier, logement).
- Peut être entretenu à l'identique ou démoli avec autorisation.
- Après démolition : remise en prairie, aucune reconstruction possible.

6) Clôtures, haies et aménagements extérieurs

- Clôture partielle autour du jardin proche de la maison : possible.
- Clôtures agricoles pour animaux : possibles.
- Haie périphérique continue : interdite.
- Plantations ponctuelles (arbres indigènes, verger) : possibles.

7) Stationnement

- Places de parc extérieures possibles devant la maison.
- Caravane / camping-car : stationnement privé toléré, sans installation fixe.
- Garage fermé : très difficile à obtenir hors zone à bâtir.

8) Humidité et bâti ancien

Le bâtiment est une ferme ancienne en maçonnerie de pierre. Des traces d'humidité et de salpêtre sont visibles au stade actuel du chantier. Ce phénomène est courant dans les bâtiments anciens et se traite par ventilation, chauffage, enduits respirants et, si nécessaire, barrières anti-capillarité.

Conclusion importante

Ce bien s'adresse à un acquéreur acceptant un cadre légal strict et un projet patrimonial. Il ne s'agit pas d'une villa librement transformable. Merci de confirmer que vous avez pris connaissance de ces contraintes avant la visite.





