

# MONTMOLLIN



RENOVATED FARMHOUSE WITH GREAT  
POTENTIAL FOR EXPANSION

**CHF 1'250'000.-**

Parking place(s) included



9



~260 m<sup>2</sup>

n° ref.

**5785854\_044184**



**Switzerland | Sotheby's International Realty**  
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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 1400 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 additional apartments

### Main assets:

- Listed property steeped in history
- Strong development potential
- Immediate profitability
- Peaceful, leafy setting
- Close proximity to schools, transport and services

**SURFACES**

Living area	~ 260 m <sup>2</sup>
Surface of parcel	~ 1415 m <sup>2</sup>
Useful surface	~ 420 m <sup>2</sup>
Volume	~ 2884 cbm

**CARACTERISTICS**

Number of flats	2
Number of floors	3
Number of rooms	9
Year of construction	1759
Year of restoration	2017
Heating system	Fuel oil, Heat pump
Domestic water heating system	Fuel oil, Heat pump
Heating installation	Radiator
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	134 m
Restaurants	270 m

**NEIGHBOURHOOD**

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

**OUTSIDE CONVENIENCES**

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

**INSIDE CONVENIENCES**

- Open kitchen
- Storeroom
- Fireplace
- Bright/sunny
- Natural light
- Exposed beams
- With character
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Washing machine
- Dryer
- Shower

- Bath

**CONDITION**

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

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Rural
- Fields
- Forest

**STYLE**

- Character house

**MISCELLANEOUS**

- Not registered as Contaminated land

**FINANCIAL DATA****Price****CHF 1'250'000.-****Availability**

immediately

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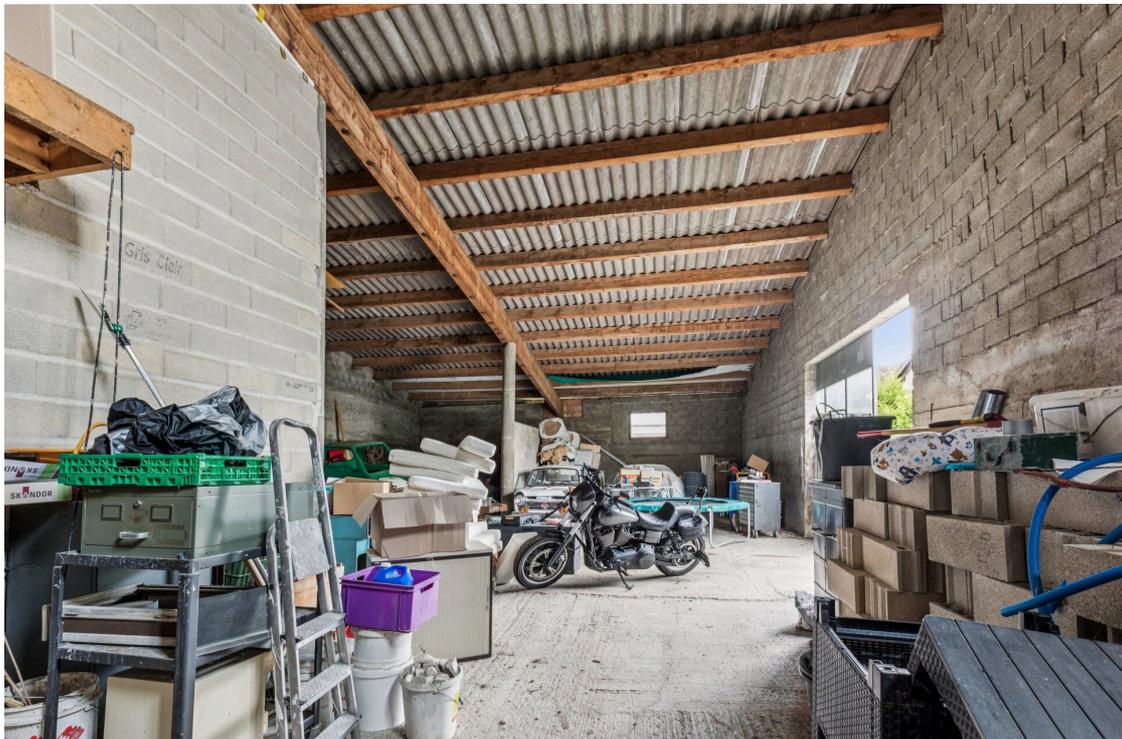


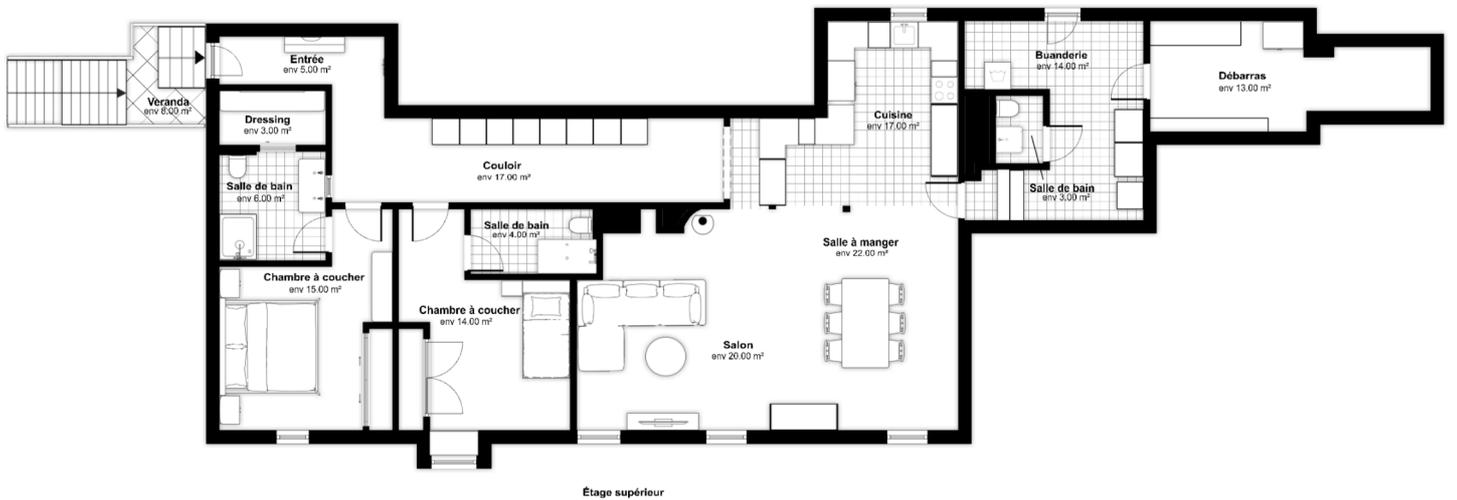




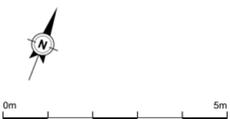


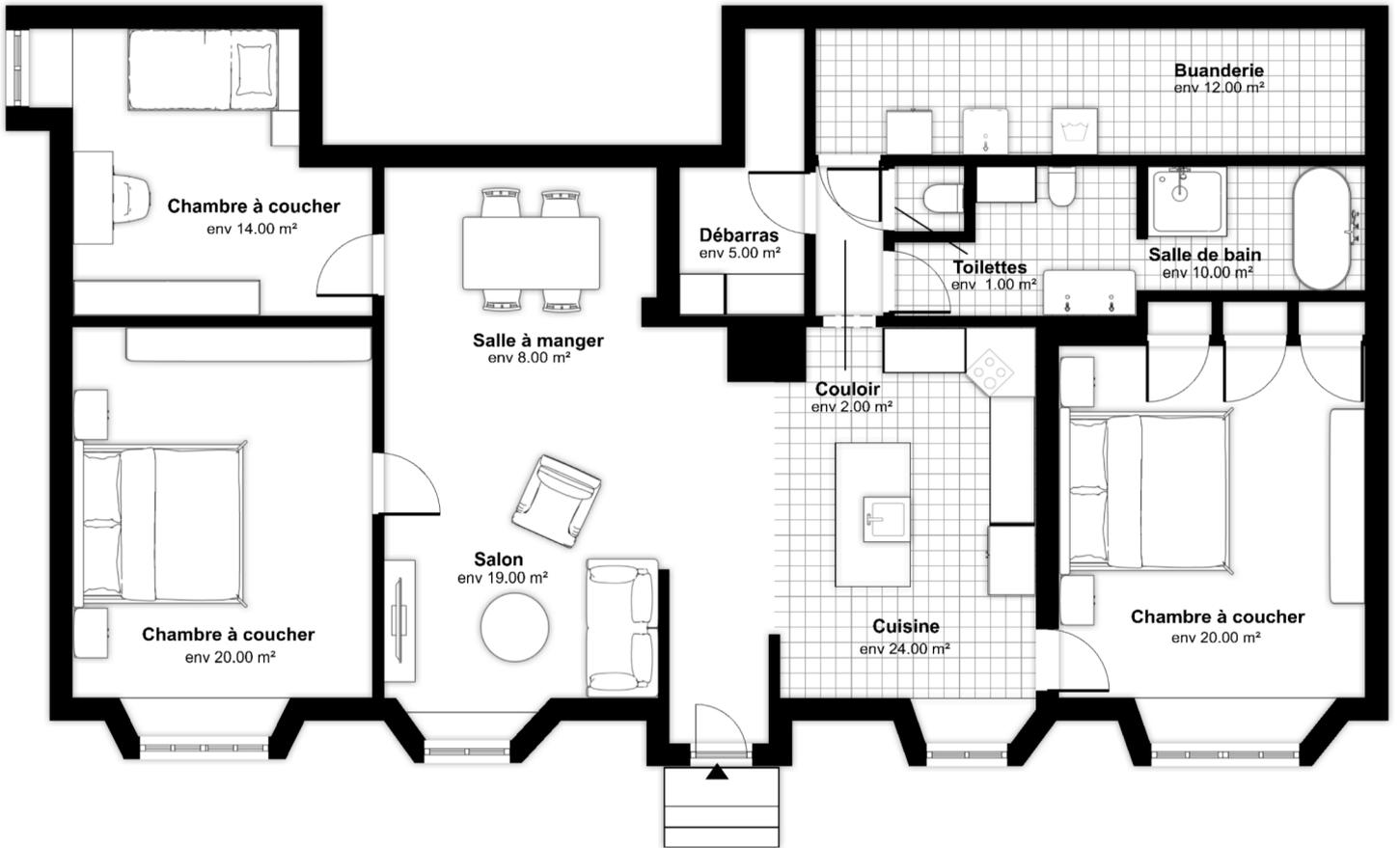






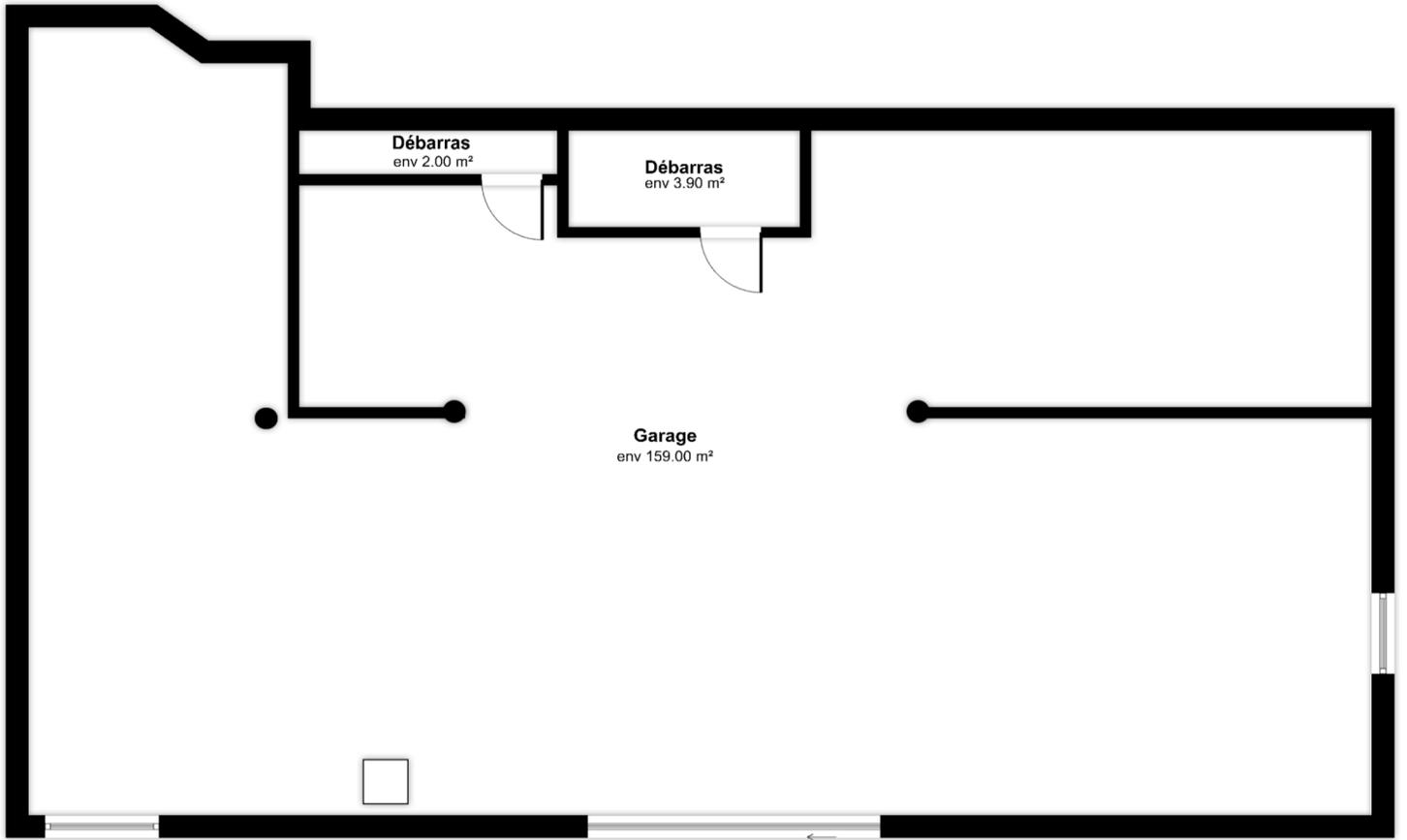
Étage supérieur





Rez-de-chaussée





Rez-de-chaussée

