

## ESSERTINES-SUR-ROLLE



Maison de maître - Charm and prestige in the hills

**CHF 3'300'000.-**



8



5



200 m<sup>2</sup>

n° ref. **044960**



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## SITUATION AND DESCRIPTION

**At Essertines-sur-Rolle, discover a magnificent character residence set in absolutely idyllic surroundings.** This charming maison de maître offers 200 m<sup>2</sup> of living space divided into 8 rooms, providing the ideal setting for a family.

The location will appeal to lovers of tranquility and nature. The village benefits from easy access to schools, public transport and everyday amenities. Children will enjoy several play areas and educational structures nearby, in a safe and warm setting.

Afforded at **CHF 3'300'000.-**, this rare property combines character, comfort and quality of life. A unique opportunity for those looking for an exceptional place to settle permanently.

## SURFACES

Living area	200 m <sup>2</sup>
Surface of parcel	2069 m <sup>2</sup>
Volume	1898 cbm

## CARACTERISTICS

Number of rooms	8
Number of bedrooms	5
Number of bathrooms	5
Year of construction	1890
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Energy efficiency	F
Building envelope	F
Parking places	Yes, obligatory

## ANNEXES

Annexed to this property is a building that could be completely renovated to create a new living space. Currently, it is composed as follows:

- **A main building** comprising a huge galetas, the oil-fired heating system, a cubbyhole and a sauna.
- **A house to accommodate relatives**, consisting of a living room, bathroom and bedroom.
- **A woodshed**, as well as a **traditional oven**.

## DISTANCES

Public transports	707 m
Primary school	6082 m
Stores	2278 m
Restaurants	1461 m

## DISTRIBUTION

### Ground floor

- **An open kitchen**
- **A living room**
- **A closet**
- **A guest toilet**
- **A cellar**

### 1st floor

- **A large living room**
- **A bedroom**
- **A bathroom**

### 2nd floor

- **Three bedrooms**
- **One bathroom**





## MUNICIPALITY

Located in the heart of the Côte d'Azur, the charming commune of Châtel-sur-Rolle offers an exceptional living environment between vineyards, nature and tranquillity. Ideally perched, it enjoys a magnificent view of Lake Geneva and the Alps, offering a unique and sought-after panorama. Close to Rolle and all amenities, Châtel-sur-Rolle captivates with its village atmosphere, unspoilt environment and incomparable quality of life. A rare place, perfect for those seeking calm, authenticity and exceptional landscapes.



# Switzerland

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INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Vineyard
- Residential area
- Shops/Stores
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Annex
- Shed
- Storeroom
- Parking
- Garage
- Built on a sloping hillside

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Wine cellar
- Garret
- Storeroom
- Sauna
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- With character

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good
- With extension possibility

## ORIENTATION

- South

## FINANCIAL DATA

**Price**

**CHF 3'300'000.-**

**Availability**

To be discussed

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## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Panoramic
- Lake
- Fields
- Mountains

## **STYLE**

- Classic



































