

ST. URSEN



Historic house to renovate in Pulvermüli

CHF 690'000.-



6



4



~160 m²

n° ref. **035879D**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

Mathieu Arm

+41 79 362 18 42

mathieu.arm@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!

Nestled in the heart of a tranquil forest, this historic house, built on a vast 5'949 m² plot, offers incomparable privacy and an atmosphere of serenity.

Ideally located between the charming towns of Tafers and St-Ours, the property enjoys unobstructed views of the surrounding countryside, creating a true haven for country lovers and heritage enthusiasts.

Distributed over three levels, the house offers six rooms for a living area of around 160 m², offering numerous design possibilities.

On the first floor, you'll find a comfortable bedroom, a convivial living room with a wood-burning stove, as well as a basic but functional kitchenette-style kitchen

and a bathroom.

Upstairs, you'll discover a second bedroom, a renovated hallway with a staircase leading to the first floor, as well as a large room to personalize to your desires.

The attic, as yet unrenovated, offers additional storage space or conversion potential.

The basement houses a vast cellar, which doubles as a local technical, offering a practical storage solution.

Opposite the house, a barn with a recently renovated roof adds a touch of character to this property.

The flat garden, although situated on a non-buildable plot, provides a pleasant setting for enjoying the outdoors and nature.

Although the house requires extensive renovation work, it represents a rare opportunity to acquire an exceptional property, combining the charm of history with the tranquility of the countryside, while remaining close to urban amenities.

SURFACES

Living area	~ 160 m ²
Surface of parcel	~ 5949 m ²
Volume	~ 1346 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	1
Year of construction	1407
Year of restoration	1970
Heating system	Electricity, Wood
Domestic water heating system	Electricity
Heating installation	Radiator, Stove
Second home	Authorized
Basements	1
Communal tax	75 %
Real estate tax	2‰ of fiscal value

ANNEXES

- Barns and woodshed
- Outdoor parking spaces

DISTANCES

Station	5226 m
Public transports	693 m
Nursery school	664 m
Primary school	2020 m
Secondary school	4630 m
Stores	687 m
Post office	689 m
Bank	854 m
Hospital	1485 m
Restaurants	683 m

DISTRIBUTION

Ground floor

- Entrance hall
- Eat-in kitchen
- Bathroom
- Living room
- 3 bedrooms

1st floor

- Distribution hall
- Bedroom
- Rooms to renovate

Under the roof

- Attic

Basements

- Cellar



CONSTRUCTION

Built in 1407, this historic house was renovated in the 1970s, but has undergone no major alterations since.

Heating is provided by a wood-burning stove, complemented by electric radiators for added comfort.

The property is supplied with drinking water, but is not connected to the mains drainage system.

Modernization work is required to bring the house up to date and make it a real haven of comfort while preserving its charm.

PROXIMITY

- Village
- Green
- Child-friendly
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Barn

INSIDE CONVENIENCES

- Eat-in-kitchen
- Cellar
- Garret
- Swedish stove
- Simple glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

EQUIPMENT

- Kitchenette
- Cooker/stove
- Bath
- Phone
- Internet connection

FLOOR

- Tiles
- Parquet floor
- Antique parquet floor

CONDITION

- To be renovated
- To convert
- To be refurbished
- Antique

ORIENTATION

- South

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Rural
- Stream
- Park
- Forest

STYLE

- Rustic
- Character house

FINANCIAL DATA

Price

CHF 690'000.-

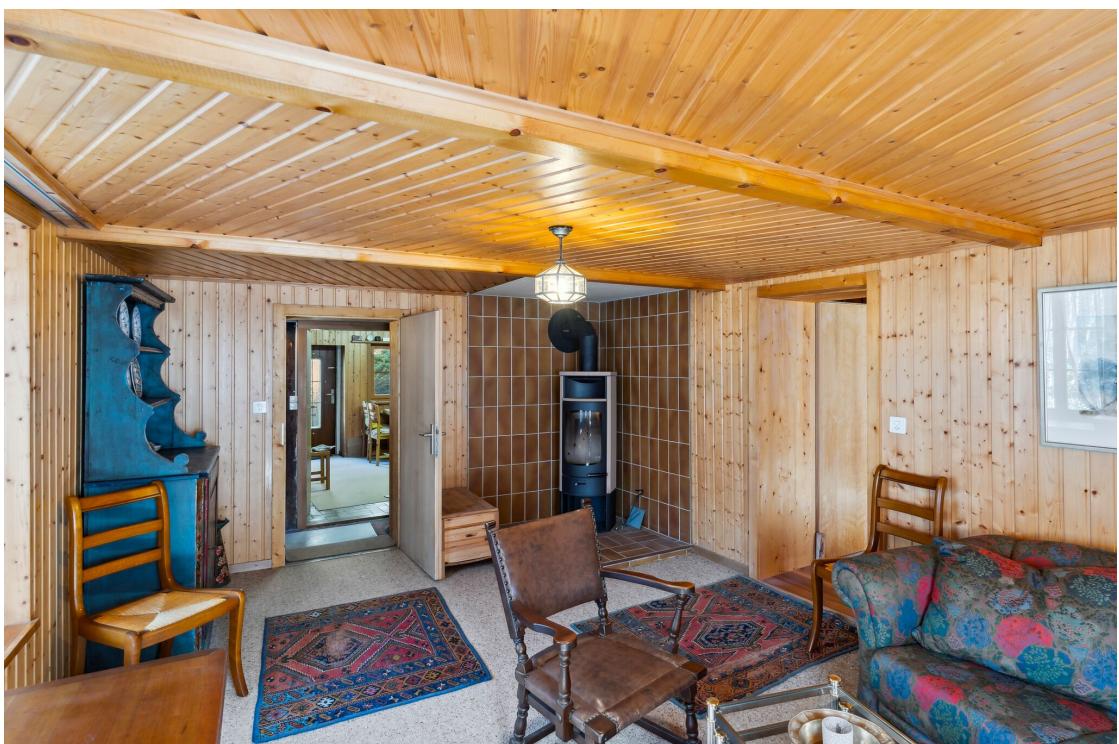
Availability

To be discussed

Judicial form

En nom propre

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







Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch

