

SURPIERRE



Splendid equestrian farm with large garden
and swimming pool

CHF 4'500'000.-



12.5



8



~525 m²

n° ref. **20932**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Erected on a 4'929 m² plot and distributed over 3 levels, this property comprises a 9-room main dwelling of approx. 525 m² as well as an independent 3.5-room duplex of approx. 94 m².

The property offers an undeniable living environment in a green, secluded setting, with large volumes, high ceilings and very spacious rooms.

The charm of the old has been preserved, through the stone fireplaces, earthenware stoves, beautiful exposed beams and windows dressed with elegant grilles.

The beautiful gallery on the first floor has a plunging view over the imposing living room, which is bathed in light thanks to the vast ceiling height.

For your comfort, the master suite enjoys a bathroom

with walk-in shower and bathtub and the first floor a wellness area with fitness and sauna.

The large garden has been beautifully landscaped giving a very private aspect and lots of charm.

A cellar, wine cellar, laundry room, stable and a vast 9999 m² plot of farmland complete this exceptional property.

The property has 8 outdoor parking spaces and a garage for two cars.

A commune in the Broye district, Surpierre has just over 700 inhabitants and a nursery and elementary school just a stone's throw away. It is served by public transport, in particular by bus line no. 565 linking the villages of Granges-près-Marnand and Lucens.

SURFACES

Living area	~ 525 m ²
Surface of parcel	~ 4929 m ²
Useful surface	~ 596 m ²
Volume	~ 4074 cbm

CARACTERISTICS

Number of flats	2
Number of floors above ground	3
Number of rooms	12.5
Number of bedrooms	8
Number of bathrooms	6
Year of construction	1800
Year of restoration	2016
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Construction zone	Zone centre
Basements	1
Communal tax	88.7 %
Real estate tax	1.25% of fiscal value
Parking places	Yes, obligatory

ANNEXES

- Double garage
- 8 outdoor parking spaces
- Stable with 4 boxes
- 9'999 m² of farmland

DISTANCES

Station	4200 m
Public transports	120 m
Nursery school	130 m
Primary school	130 m
Stores	3900 m
Post office	3900 m
Bank	3800 m
Restaurants	3500 m

DISTRIBUTION**Ground floor****9-room main apartment approx. 525 m²**

- Entrance hall
- Living room
- Dining room
- Kitchen
- Separate WC
- Veranda
- Utility room
- Laundry room

1st floor**9-room main dwelling of approx. 525 m²**

- Distribution hall
- Master suite
- Gallery
- 2 bedrooms
- Dressing room
- 2 bathrooms

Duplex of 3.5 rooms approx. 94 m²

- Entrance hall
- Living room
- Dining area
- Kitchen
- Bathroom
- Separate WC
- Bedroom

Under the roof**9-room main apartment approx. 525 m²**

- Bedroom
- Bathroom
- Sauna
- Fitness

3.5-room duplex approx. 94 m²

- Bedroom
- Balcony

Basements

- Wine cellar



CONSTRUCTION

Built in 1800, the interior of the property was completely renovated between the years 2014 and 2016.

The numerous wall cupboards, the large dressing room and the galetas, offer you all the space you need for your belongings.

The water softener and the automatic garage door improve daily comfort.

Heating is oil-fired and distributed by radiators. In addition, the tiled fireplaces and stoves are functional and provide a warm atmosphere.

PROXIMITY

- Village
- Park
- Green
- Bus stop
- Child-friendly
- Preschool
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Gardenhouse
- Parking
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Cellar
- Sauna
- Fitness room
- Built-in closet
- Water softener
- Furnace
- Double glazing
- Bright/sunny
- With front and rear view

- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Bath
- Shower
- Alarm

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Optimal

FINANCIAL DATA

Price

CHF 4'500'000.-

Availability

To be discussed

Judicial form

En nom propre

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- All day

VIEW

- Nice view
- Clear
- Rural

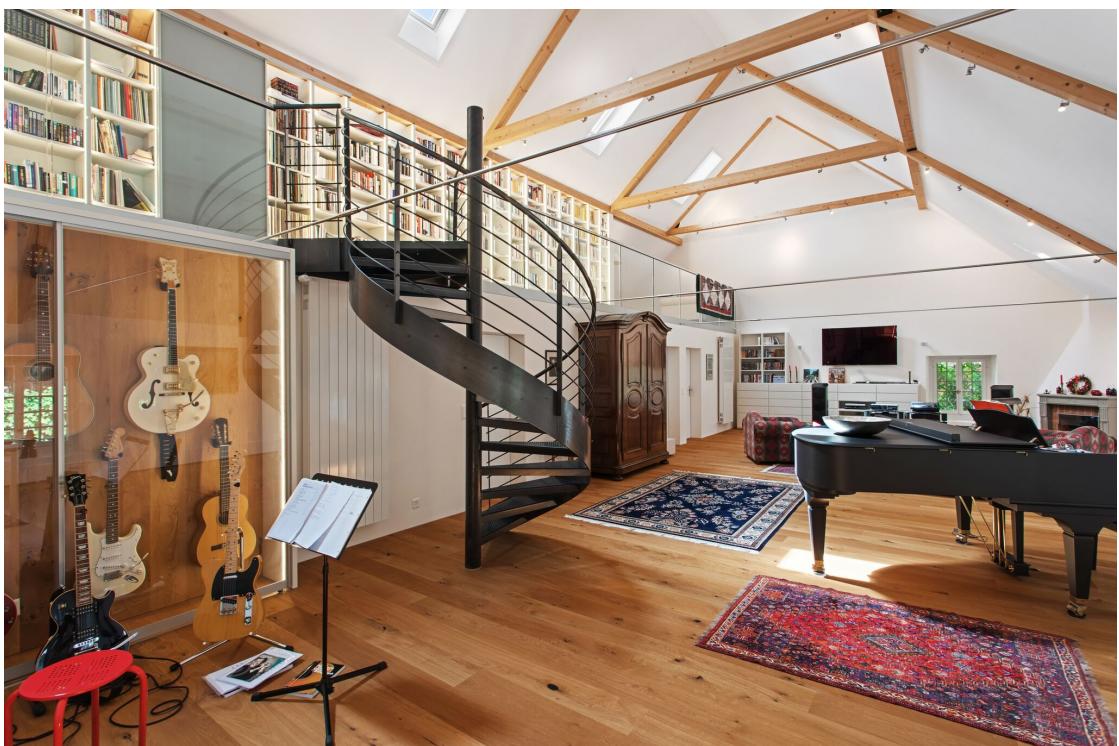
STYLE

- Atypical house

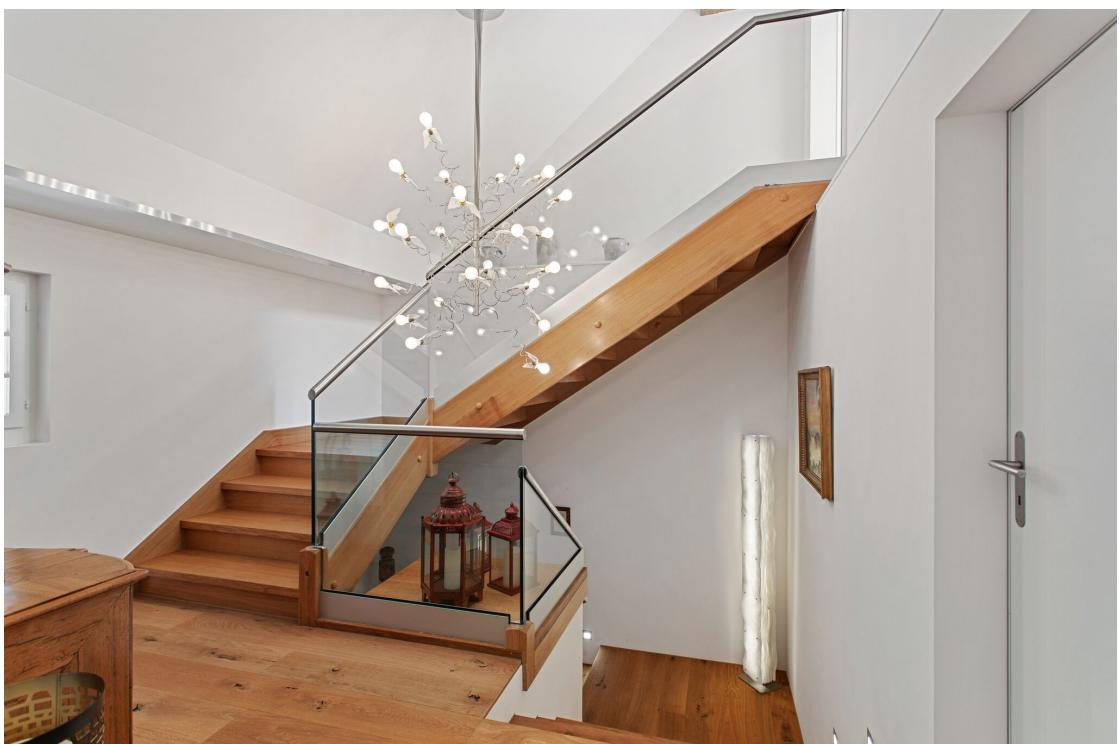










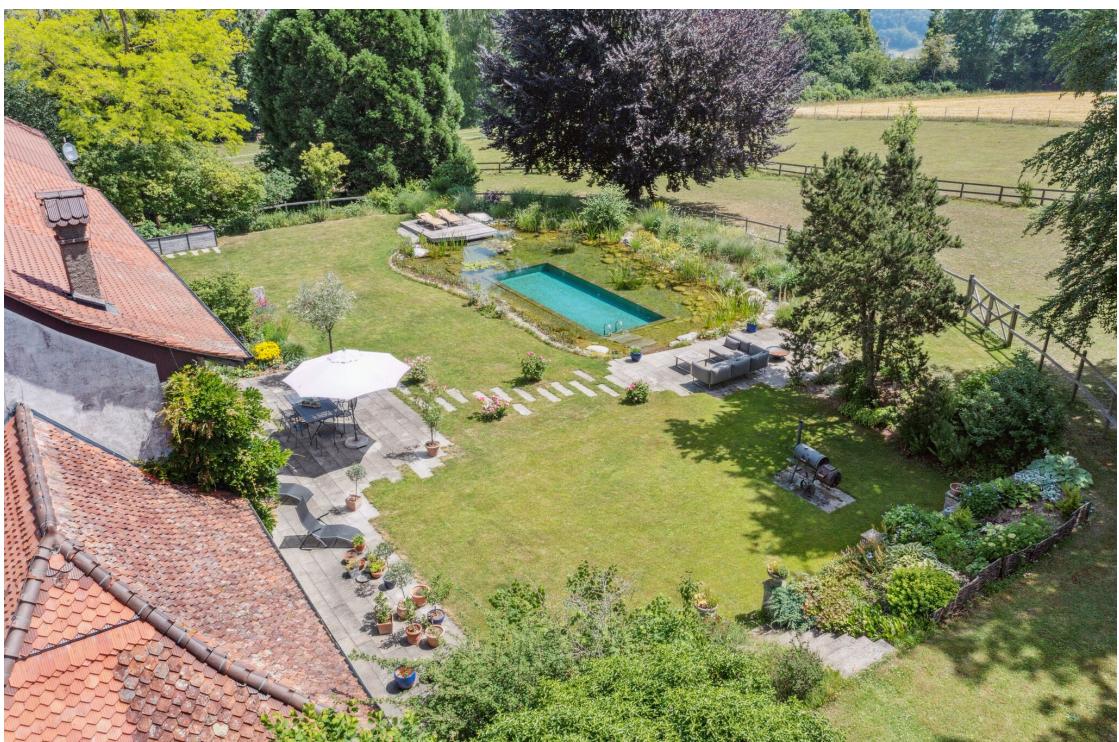




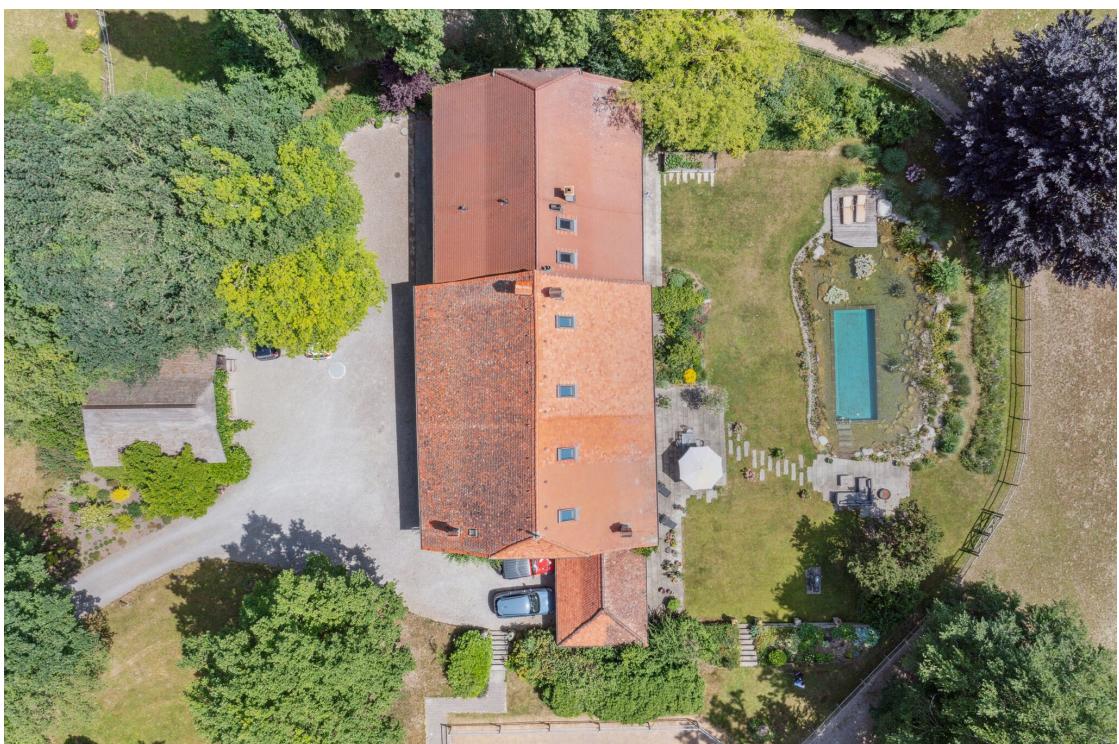








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