

# DOMPIERRE VD



Magnificent renovated farmhouse with  
stables and paddock

**CHF 2'490'000.-**

Parking place(s) included



9.5



5



243 m<sup>2</sup>

n° ref. **038013**



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## SITUATION AND DESCRIPTION

Erected on a 3,550 m<sup>2</sup> plot and distributed over 2 levels, this 9.5-room property offers an undeniable living environment in a green setting, out of sight.

Built in 1750 and offering a beautiful living area of around 240 m<sup>2</sup>, it offers large volumes, high ceilings and spacious rooms.

Beautiful exposed beams, raw concrete, waxed concrete and a Swedish stove offer a warm ambience to the imposing living room accentuated by a wall-mounted bookcase.

The beautiful mezzanine upstairs has a plunging view of the latter, which is bathed in light thanks to the vast ceiling height.

The night area comprises 2 bedrooms with en-suite shower on the first floor and 3 bedrooms upstairs.

In addition, a second living room, a games room and a mezzanine, currently converted into an office and gym, complete the first floor.

The vast 60 m<sup>2</sup> terrace and large garden have been beautifully landscaped giving a very private aspect and lots of charm. The petanque court and the vegetable garden enhance this place of relaxation.

A cellar, a wine cellar, a laundry room, a stable, a paddock as well as a rural complete this exceptional property.

The property features an unenclosed garage with parking for 1 vehicle, 3 covered parking spaces with electric charging station as well as 5 outdoor parking spaces.

Small village nestled in the Broye vaudoise, Dompierre will enable you to enjoy a peaceful country setting while being close to all amenities. The elementary school is located in Granges-près-Marnand and the secondary school in Payerne, 15 minutes away by car. For the little ones, there's a daycare center in Lucens, just 5 minutes away. The Romont train station, with its excellent transport links, is only 7 minutes away.

## SURFACES

Living area	243 m <sup>2</sup>
Surface of parcel	3550 m <sup>2</sup>
Terrace surface	60 m <sup>2</sup>
Volume	2500 cbm

## CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	9.5
Number of bedrooms	5
Number of bathrooms	3
Year of construction	1750
Year of restoration	2018
Heating system	Geothermal sonde, Wood
Domestic water heating system	Geothermal sonde
Heating installation	Floor, Stove
Second home	Authorized
Inside parking place/s	4 included
Outside parking place/s	5 included
Total nb. of parkings	9 included
Communal tax	78 %
Real estate tax	1% of fiscal value

## DISTANCES

Public transports	1822 m
Primary school	3203 m
Stores	2393 m
Restaurants	1141 m

## DISTRIBUTION

### Ground floor

- Entrance hall
- Living room
- Dining area
- Fully equipped kitchen
- Laundry room
- Shed
- Commissary
- Master suite with shower room
- Bedroom with shower room
- Garage for one vehicle and workshop
- Covered carport that can park 3 cars
- 2 terraces (north / south)
- Garden equipped with petanque court and vegetable garden

### 1st floor

- Mezzanine converted into office
- 3 bedrooms
- Bathroom
- Second living room
- Games room

### Under the roof

- Suitable for conversion

### Basements

- Wine cellar



## CONSTRUCTION

Built in 1750, this farmhouse was completely renovated in 2007 and again in 2018.

Important work has been undertaken on the building envelope, and the heating system is produced by a heat pump with underfloor distribution. In addition, the 90 m<sup>2</sup> photovoltaic panels installed on the roof, generate electricity for the property.

Finally, a high-tech home automation system guarantees control of the house.

A resale contract for the electricity is guaranteed until 2032, providing an income that covers the expenses required to run the farm.

- Large tack room (in stable)
- Rural for feeding (computerized distribution) and fodder storage
- Heated drinking trough
- Pissoir (urine evacuation into a drained pit)
- Shavings paddock 17x 34m
- Paddock paradise
- Covered manure area
- Cover for small farm vehicle
- Easy access to stables by vehicle

## OUTSIDE CONVENiences

- Free-stall stable accommodating 4-5 horses: insulated floor Soft Bed type rubber mats

## PROXIMITY

- Village
- Park
- Green
- Bus stop
- Child-friendly
- Horse riding area
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Covered parking space(s)
- Equestrian facilities
- Built on even grounds

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Wine cellar
- Garret
- Storeroom
- Workshop
- Craft room
- Triple glazing
- Bright/sunny
- Exposed beams

- With character
- Timber frame

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Electric blind
- Electric car terminal
- Alarm
- Outdoor lighting
- Home automation

## FLOOR

- Tiles
- Parquet floor
- Cast floor

## CONDITION

- Very good

## FINANCIAL DATA

### Price

CHF 2'490'000.-

### Availability

immediately

### Judicial form

En nom propre

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## ORIENTATION

- North
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Rural
- Garden
- Jura

## STYLE

- Modern
- Atypical house





























