

# L'ISLE



For sale: Renovated farm

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Parking place(s) included



9



8



360 m<sup>2</sup>

n° ref. **042574**



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## SITUATION AND DESCRIPTION

Dating from 1798, this magnificent farmhouse has been tastefully renovated throughout, perfectly blending old-world charm with modern comforts. Situated in the peaceful hamlet of La Coudre, it offers an idyllic living environment, with breathtaking views of Lake Geneva, the Pre-Alps and the surrounding countryside.

From the moment you enter, you're seduced by the cachet of this property: exposed beams, generous volumes and a warm atmosphere. The large garden planted with trees and the heated swimming pool invite you to relax and enjoy beautiful outdoor moments, in a calm and bucolic environment.

Fitted out to accommodate horses or other animals, the farm features a stable that can also be converted into a workshop or storage space as required.

Less than thirty minutes from the city, this unique home is ideal for those seeking the tranquility of the countryside without giving up urban proximity. A property full of charm, sure to seduce its future owners.

## SURFACES

Living area	360 m <sup>2</sup>
Surface of parcel	1997 m <sup>2</sup>
Garden surface	1368 m <sup>2</sup>
Useful surface	245 m <sup>2</sup>
Total surface	360 m <sup>2</sup>
Volume	1020 cbm

## CARACTERISTICS

Number of rooms	9
Number of bedrooms	8
Number of bathrooms	4
Number of toilets	4
Gross living area	360 m <sup>2</sup>
Year of construction	1798
Year of restoration	2020
Heating system	Fuel oil
Domestic water heating system	Solar
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	6 included
Number of boxes	1 included
Total nb. of parkings	7 included
Construction zone	Agricole

## ANNEXES

Reduced, individual box, stable

## DISTANCES

Public transports	515 m
Primary school	6831 m
Stores	6894 m
Restaurants	1183 m

## DISTRIBUTION

### Ground floor

- Living room with fireplace
- Fitted kitchen
- Visitors' WC
- Laundry room

### 1st floor

- hall
- three bedrooms, one with en-suite bathroom

### 2nd floor

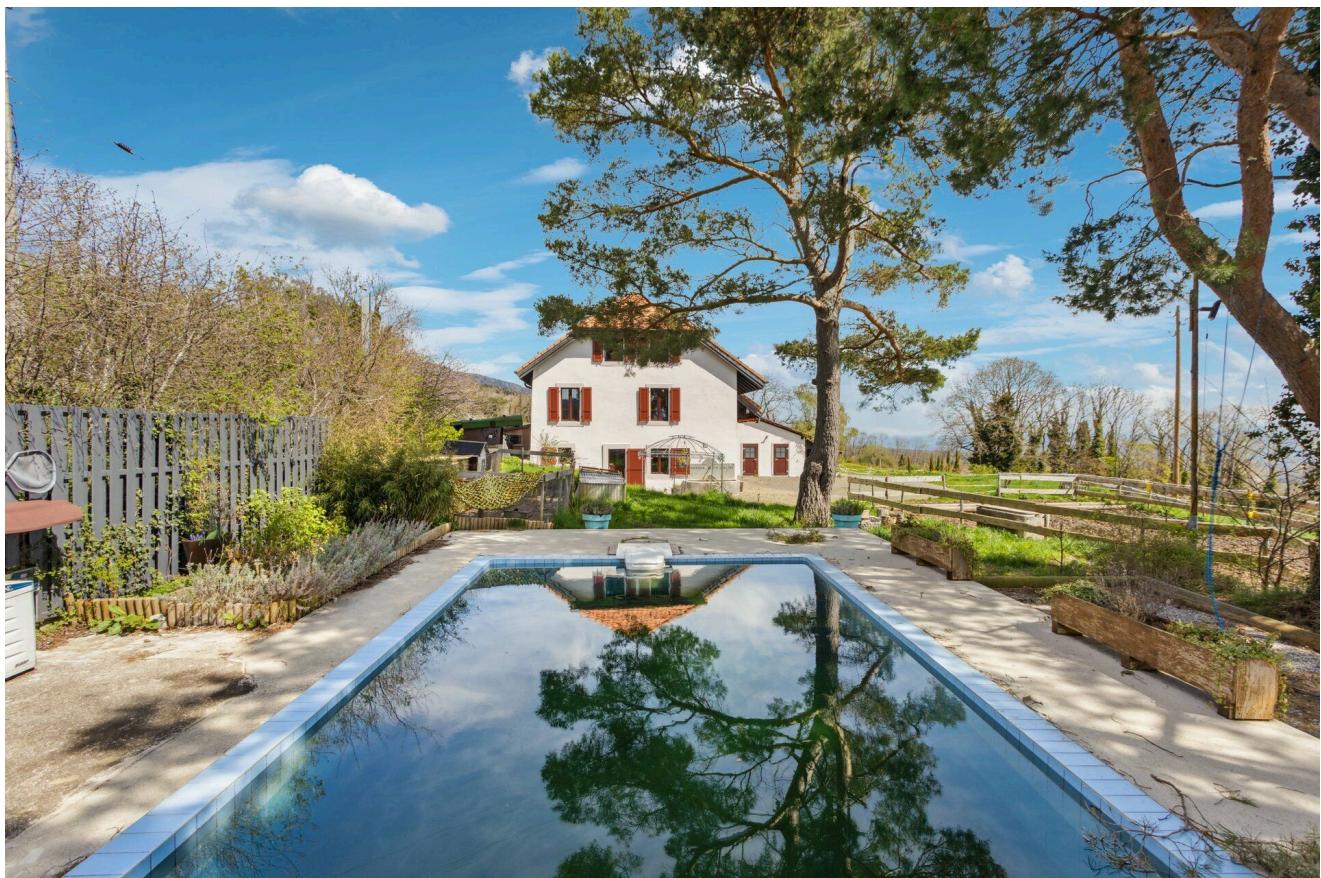
- one bedroom with en-suite shower room

### 3rd floor

- two bedrooms
- a shower room/WC
- an open room that could make a second living room or office...
- a large storage room
- a shower room

### Basements

- Cellar (carnotset)



## CONSTRUCTION

Farm built in 1798 with solid construction, brick and reinforced concrete.  
Double-glazed windows.  
Heating by oil-fired radiators

## PROXIMITY

- Green
- Mountains
- Fog-free
- Bus stop
- Child-friendly
- Primary school

## OUTSIDE CONVENIENCES

- Garden
- Quiet
- Greenery
- Annex
- Storeroom
- Box with depot
- Visitor parking space(s)
- Swimming pool
- Built on even grounds
- Barbecue
- Ground level access

## INSIDE CONVENIENCES

- Without elevator
- Box with depot
- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Garret
- Storeroom
- Fireplace
- Double glazing
- Bright/sunny

- With front and rear view
- Exposed beams
- With character

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Oversee camera

## FLOOR

- Tiles
- Parquet floor
- Antique parquet floor
- Stone

## CONDITION

- Very good

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

### Price

### Availability

To be discussed

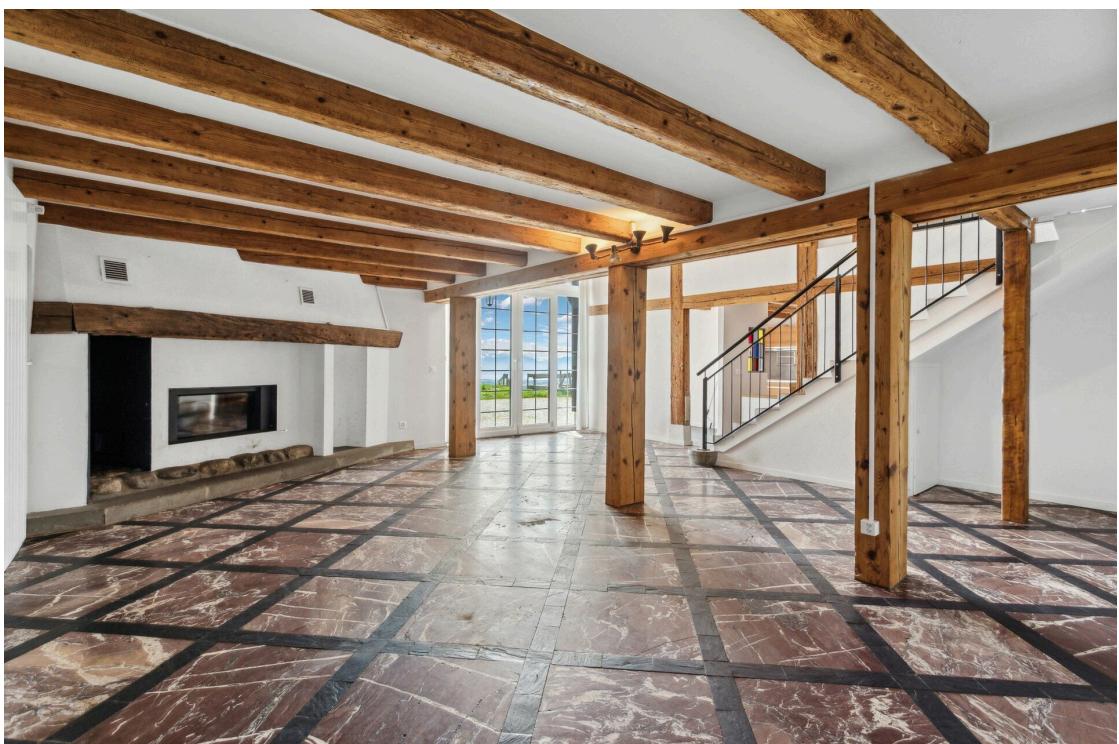
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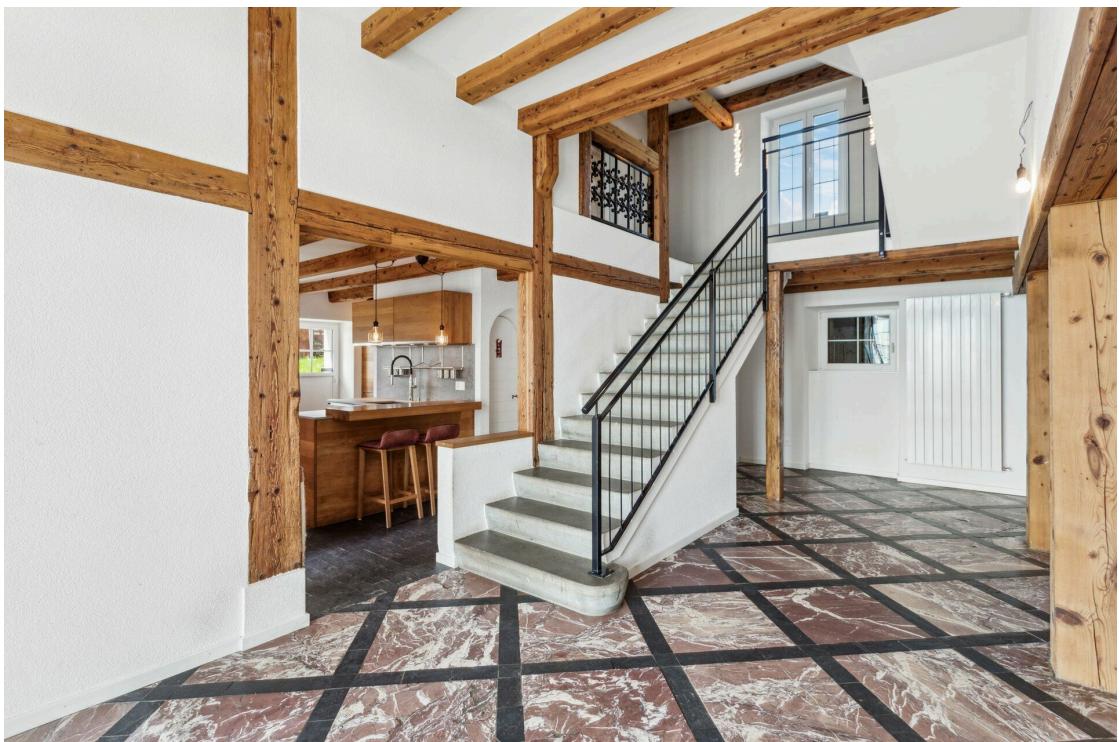
**VIEW**

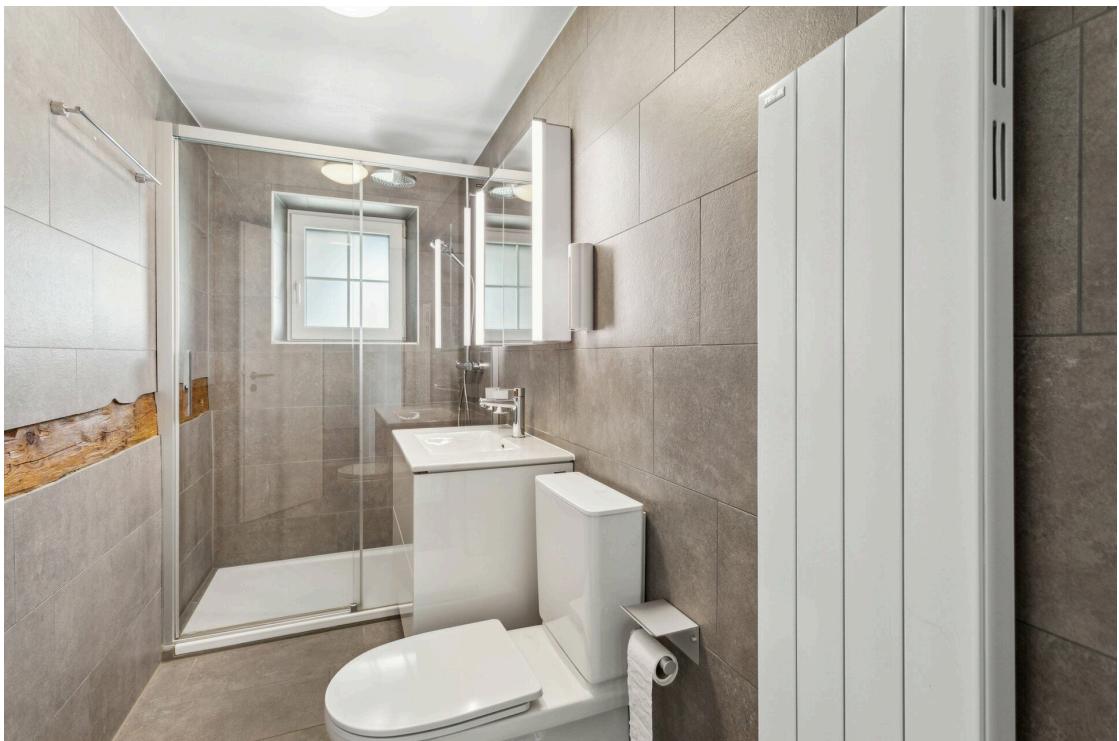
- Unobstructed
- Lake
- Mountains

**STYLE**

- Character house













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