

ROMAIRON



Exceptional renovated property with large
garden and lake view

Price upon request

Price of parking place(s) in addition



8.5



5



300 m²

n° ref. **039165**



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SITUATION AND DESCRIPTION

Located in the village of Villars-Burquin, this fully renovated former farmhouse wonderfully combines modernity and comfort while retaining the charm of the past and raw materials.

Erected on a plot of 2'827 m², it enjoys a beautiful living area of around 300 m² consisting of the main dwelling as well as an outbuilding connected to the property.

Bringing together old-world charm with its stone walls and exposed beams, and modernity with its state-of-the-art fittings, it will offer its future inhabitants an optimal quality of life.

The property's generous volumes create an open, welcoming atmosphere and are bathed in natural light.

For your comfort, the property benefits from a

sumptuous master suite with dressing room and bathroom as well as a bedroom with separate entrance, study and shower room upstairs.

As for the exteriors, the garden enjoys a vegetable garden as well as a small chalet of around 40 m² that could be used as a workshop, sports room or DIY room.

Furthermore, the two magically landscaped terraces offer a relaxing space out of sight as well as an exceptional view of the lake.

A wine cellar, a double garage as well as several outdoor parking spaces complete this property.

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SURFACES

Living area	300 m ²
Surface of parcel	2827 m ²
Useful surface	458 m ²

CHARACTERISTICS

Number of flats	2
Number of floors	5
Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	3
Year of construction	1800
Year of restoration	2011
Heating system	Pellets
Domestic water heating system	Pellets
Heating installation	Radiator, Chimney
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Basements	1
Communal tax	73 %

ANNEXES

- Double garage
- Small chalet approx. 40 m²

DISTANCES

Public transports	97 m
Primary school	1902 m
Stores	2649 m
Restaurants	91 m

DISTRIBUTION

Ground floor

- Entrance hall
- Visitors' WC
- Shower room
- Bedroom
- Living room
- Semi-open kitchen

- Dining room
- Terrace
- Garden with vegetable patch

Upper ground floor

- Outbuilding with fireplace

1st floor

- Bedroom
- Master suite with dressing room, bathroom and shower

2nd floor

- Separate entrance
- Office
- Bedroom
- Shower room

Basements

- Wine cellar



CONSTRUCTION

This former farmhouse, built in the 1800s, was completely renovated in 2008, both inside and out.

The outbuilding was finalized in 2011, providing additional space ideal for a variety of uses.

Heating is produced with pellets and distributed via radiators. In addition, the fireplace in the outbuilding provides a cosy ambience and allows the room to be heated further.

Finally, photovoltaic panels enable electricity to be generated for the property.

The garden is fully fenced and lit and is equipped with an automatic watering system.

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Restaurant(s)
- Bus stop
- Child-friendly
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Annex
- Parking

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Wine cellar
- Garret
- Workshop
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

- Timber frame
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower
- Photovoltaic panels
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed

FINANCIAL DATA**Price****Availability****Judicial form****Price upon request**

Immediate

En nom propre

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- Lake
- Alps

STYLE

- Character house



Terrace with lake view



Terrace with lake view



Furnished terrace



Furnished terrace



Living room with fireplace



Living room with fireplace



Dining room



Dining room



Fully equipped kitchen



Fully equipped kitchen



Outbuilding with fireplace



Outbuilding with fireplace



Bedroom



Master suite with dressing room, bathroom and shower



Dressing room



Master suite with dressing room, bathroom and shower



Private bathroom and shower



Private bathroom and shower



Furnished terrace



Vast wooded garden



The property



The property