

# ORBE



Sumptuous historic property on a wine-growing estate!

**CHF 2'850'000.-**



12



7



~420 m<sup>2</sup>

n° ref. **13940**



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## SITUATION AND DESCRIPTION

Ideally located in Obre, a commune steeped in history, this early 19th-century manor house will captivate you with its architectural style and its magnificent, unobstructed views over the village of Obre, the plains and the surrounding mountains.

Erected between 1816 and 1823 (according to the architectural census of the canton of Vaud), the main building was originally a winegrower's house. Transformed and restored over the years, the building stands on a plot of over 10,000 m<sup>2</sup> (subject to LDFR) of vineyards, forest and pleasure grounds.

The house is built over 4 levels and includes basements, a first floor, an upper floor and attic space for conversion. Your future living space has around 12 rooms and could be used as a main residence, a second home, a business or an association/foundation. To date, the property comprises an art

gallery on the first floor and a main dwelling on the upper floors.

The charm of the premises and the elegance of the building owe much to the quality of its location and outdoor spaces, lined with centuries-old trees of varied species, as well as its exceptional panorama. A beautiful outbuilding offering garages and various storage spaces pleasantly completes this unique and rare object on the market.

As you will have understood, this is a property that must be visited! This is to feel the energy of the place and admire its beauty. If you have any questions or would like to visit, please don't hesitate to contact us.

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**SURFACES**

Living area	~ 420 m <sup>2</sup>
Surface of parcel	~ 10642 m <sup>2</sup>
Useful surface	~ 579 m <sup>2</sup>
Volume	~ 2803 cbm

**Basements**

- Various cellars
- Wine cellar with press and barrels

**CARACTERISTICS**

Number of flats	1
Number of rooms	12
Number of bedrooms	7
Number of bathrooms	3
Year of construction	1823
Second home	Non authorized
Parking places	Yes, obligatory

**ANNEXES**

- Garage
- Storage space

**DISTANCES**

Public transports	78 m
Stores	130 m
Restaurants	118 m

**DISTRIBUTION****Ground floor**

- art gallery
- 4 rooms
- fitted kitchen
- 1 shower room
- storage, technical area or garage

**1st floor**

- Living room
- Open kitchen
- 2 bathrooms
- 4 bedrooms

**2nd floor**

- 2 bedrooms
- Galetas

**PROXIMITY**

- City centre
- Green
- Vineyard
- River
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Religious monuments
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Gardenhouse
- Storeroom
- Barn
- Parking
- Box

**INSIDE CONVENIENCES**

- Open kitchen
- Pantry
- Cellar
- Wine cellar
- Garret
- Storeroom
- Workshop
- Fireplace
- Double glazing
- Triple glazing
- Bright/sunny
- With character

**FLOOR**

- Antique parquet floor

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- Stream
- Forest
- Mountains
- Alps

**FINANCIAL DATA****Price**

CHF 2'850'000.-

**Availability**

To be discussed

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