Switzerland | Sotheby's INTERNATIONAL REALTY

VILLARS-TIERCELIN

Charming renovated house - Villars Tiercelin

CHF 1'490'000.-

Parking place(s) included

7.5 | 4 | 190 m² | n° ref. **039162**

Switzerland | Sotheby's International Realty
Rle du Midi 2, 1040 Echallens

Eddy Mallet
+41 79 927 57 54
eddy.mallet@swsir.ch

www.switzerland-sothebysrealty.ch

SITUATION AND DESCRIPTION

This charming 1900 building, partially renovated in 2016, combines the cachet of the old with great conversion possibilities.

The main house offers 5.5 rooms. On the first floor, you'll find a kitchen opening onto the dining room, a living room and a shower room. Upstairs, two bedrooms and a large multi-purpose space that could easily be reconfigured into an additional bedroom, as well as a bathroom.

An adjoining garage space offers great potential for an independent activity. It includes two storage rooms (or to be fitted out as desired) as well as a room already fitted out, ideal for an office.

Finally, a former outbuilding (currently carnotzet) with separate entrance can be converted into a 2.5-room dwelling - perfect for rental yield or to accommodate a relative.

A detailed description and additional photos can be found in the sales folder.

SURFACES

Living area	190 m²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	1900
Year of restoration	2016
Heating system	Gas, Wood, Solar
Heating installation	Radiator, Stove, Chimney
Outside parking place/s	5 included
Total nb. of parkings	5 included
Energy efficiency	C
Building envelope	C

ANNEXES

- Separate office (or playroom)
- Stable (possible creation of a living area)
- Carnotzet
- WC

DISTANCES

Public transports	100 m
Primary school	2000 m
Stores	5500 m
Restaurants	300 m

DISTRIBUTION

Ground floor

- Entrance hall
- Cloakroom
- Kitchen
- Shower room
- Laundry room
- Bedroom/living room

1st floor

- 2 bedrooms, one with a mezzanine
- Bathroom (jacuzzi bath)
- Living room

Basements

- 2 technical rooms

CONSTRUCTION

Tastefully renovated 1900 farmhouse
Preserved old-world charm, pleasant volume and spacious rooms
Good energy label (C/C/E)
Various ancillary areas: stable, carnotzet, barn and workshops
4 solar thermal panels for domestic hot water

SPECIAL FEATURES

- Central vacuum cleaner
- Captured water source
- Clothes horse

PROXIMITY

- Village
- Green
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Hiking trails

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Open kitchen
- Pantry
- Carnotzet
- Workshop
- Jacuzzi
- Craft room
- Recreationroom
- Unfurnished
- Water softener
- Fireplace
- Swedish stove
- Double glazing
- Bright/sunny
- Natural light
- Mezzanine
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Furnished kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Dishwasher
- Laundry drop
- Connections for washing tower
- Bath
- Shower
- Cable/TV
- WiFi
- Thermal solar collector system
- Internet connection
- Central vacuum

FLOOR

- Tiles
- Parquet floor

CONDITION

- Renovated

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal

FINANCIAL DATA

Price	**CHF 1'490'000.-**
Availability	immediately

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- All day

VIEW

- Nice view
- Clear
- Rural
- Jura

STYLE

- Rustic
- Atypical house
- Character house