

ESSERTES



19th-century farmhouse and barn convertible
into 3 apartments

CHF 2'600'000.-

Price of parking place(s) in addition



12

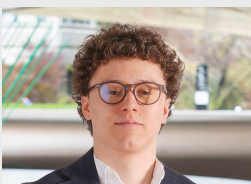


6



~300 m²

n° ref. **034839**



Switzerland | Sotheby's International Realty
Rue de la Plaine 41, 1400 Yverdon-les-Bains

Léon Tharin
+24 555 02 22
leon.tharin@swsir.ch



SITUATION AND DESCRIPTION

This charming farmhouse dating back to 1870, steeped in its history, is nestled just 20 minutes from Lausanne, in the peaceful village of Essertes, near Savigny. It sits on an elevated plot of 3185 m², offering breathtaking views of the surrounding mountains and countryside.

Renovated in 2012 with top-quality materials, this property has retained all its character and authenticity. The finishes and interior spaces reflect attention to detail and the prestige of this exceptional residence. Additionally, the water-to-water heat pump heating system ensures excellent energy efficiency, as evidenced by its CECB rating.

The main house, covering approximately 300 m², provides modern comfort and warmth. The barn, with a capacity of 3699 m³, offers the opportunity to convert three additional apartments, subject to obtaining the necessary permits.

The numerous outbuildings offer endless potential for development, while the outdoor spaces include a large garden, spacious terraces, and a fully equipped summer kitchen. A visit is essential to fully appreciate this exceptional property.

SURFACES

Living area	~ 300 m ²
Surface of parcel	~ 3185 m ²
Useful surface	~ 698 m ²
Volume	~ 5279 cbm

CARACTERISTICS

Number of rooms	12
Number of bedrooms	6
Number of bathrooms	4
Year of construction	1870
Year of restoration	2012
Heating system	Groundwater heat pump
Heating installation	Radiator, Floor
Inside parking place/s	4 included
Outside parking place/s	5 included
Energy efficiency	B
Building envelope	C
Parking places	Yes, obligatory

ANNEXES

- Barn
- Available with WC and water point approx. 35 m²
- Two cellars
- Stables
- Enclosed garage with electric door for 4 vehicles

DISTANCES

Public transports	350 m
Primary school	1400 m
Stores	1400 m
Restaurants	350 m

DISTRIBUTION**Ground floor**

- Entrance
- Large living - dining room with fireplace
- Open kitchen
- Terrace and garden access
- Guest toilet
- Large office overlooking the garden
- Mountain views
- Utility room

1st floor

- Large hall distributing the bedrooms
- Two en-suite bedrooms with bathrooms
- Three bedrooms
- One bathroom with shower

2nd floor

- Office with balcony and garden access
- Toilet
- Large room available
- Available



LOCATION

Next to Savigny, the village of Essertes is located at the gateway to Lausanne. It is served by the TL (65) and postal buses, providing an easy link with Lausanne, Oron and Palézieux-Gare

OUTSIDE CONVENIENCES

- Enclosed summer kitchen and covered terrace
- Large garden shed

Switzerland

Sotheby's
INTERNATIONAL REALTY

PROXIMITY

- Village
- Green
- Mountains
- Bus stop
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Gardenhouse
- Barn
- Covered parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Storeroom
- Fireplace
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher

- Bath
- Shower

FLOOR

- Tiles
- Parquet floor
- Stone

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Rural
- Garden
- Mountains

STYLE

- Character house

FINANCIAL DATA

Price

CHF 2'600'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

www.switzerland-sothebysrealty.ch













