

SÉDEILLES



Idyllic setting in Sédeilles - quiet house with large garden

CHF 820'000.-

Parking place(s) included



4.5



3



150 m²

n° ref. **043480**



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SITUATION AND DESCRIPTION

In Sédeilles, a charming village in the countryside, this detached house offers a peaceful living environment, while benefiting from a central location: Romont is just 7 km away, Payerne 8.5 km, and Fribourg around twenty minutes. Quick access to the A1 (Payerne, 11 km) and A12 (Rossens FR, 15 km) freeways facilitates travel throughout the region.

Edified in the early 20th century, the house was completely rebuilt in 1996. Only a few original elements, including an exterior wall, still bear witness to its past. The rest - roofing, envelope, techniques and fittings - has been completely refurbished to offer comfort and efficiency while retaining a beautiful touch of character.

The first floor offers a large, bright living room with wood-burning stove, perfect for creating a warm atmosphere. An open-plan kitchen, a WC with shower

and a utility room complete this floor.

Upstairs, three large, welcoming bedrooms, one with direct access to a terrace, offer spacious accommodation. An additional bathroom and a galetas complete this sleeping area.

Installed on a beautiful plot of over 700 m² on the edge of an agricultural zone, this house seduces by its calm, its sunshine and its potential. Ideal for nature lovers or families in search of serenity, while remaining close to amenities.

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INTERNATIONAL REALTY

SURFACES

Living area	150 m ²
Surface of parcel	727 m ²
Volume	765 cbm

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Year of construction	1919
Year of restoration	1996
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Total nb. of parkings	3 included

DISTANCES

Public transports	191 m
Restaurants	160 m

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INTERNATIONAL REALTY

PROXIMITY

- Village
- Park
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Shed
- Parking
- Built on even grounds
- Ground level access

INSIDE CONVENIENCES

- Guests lavatory
- Storeroom
- Workshop
- Built-in closet
- Swedish stove
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath

- Shower

FLOOR

- Tiles

ORIENTATION

- North
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- With an open outlook
- Park
- Fields

FINANCIAL DATA

Price

CHF 820'000.-

Availability

To be discussed

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