

RANCES



Rare and unique detached villa in a rural setting in Rances!

CHF 3'850'000.-

Parking place(s) included



6.5



5



300 m²

n° ref. **040245**



Switzerland | Sotheby's International Realty
Ruelle de Midi 2, 1040 Echallens

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SURFACES

| | |
|-------------------|---------------------|
| Living area | 300 m ² |
| Surface of parcel | 1792 m ² |
| Garden surface | 1518 m ² |
| Volume | 1748 cbm |

CARACTERISTICS

| | |
|-------------------------------|----------------|
| Number of rooms | 6.5 |
| Number of bedrooms | 5 |
| Number of bathrooms | 2 |
| Number of toilets | 3 |
| Number of terraces | 2 |
| Year of construction | 2002 |
| Heating system | Heat pump |
| Domestic water heating system | Heat pump |
| Heating installation | Floor, Chimney |
| Outside parking place/s | 9 included |
| Number of boxes | 1 included |
| Total nb. of parkings | 10 included |
| Basements | 1 |
| Communal tax | 76.5 % |

DISTANCES

| | |
|-------------------|--------|
| Public transports | 400 m |
| Primary school | 4000 m |
| Stores | 3700 m |
| Restaurants | 600 m |

PROXIMITY

- Village
- Villa area
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Garage
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Carnotzet
- Garret
- Craft room
- Recreationroom
- Water softener
- Heating Access
- Fireplace
- Double glazing

- Bright/sunny
- Natural light
- Penthouse
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Induction cooker
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Electric car terminal
- Interphone
- Videophone
- Electric gate
- Electric garage door
- Ventilation

FLOOR

- Tiles
- Carpet

CONDITION

- Very good
- In it's current state

FINANCIAL DATA**Price**

CHF 3'850'000.-

Availability

To be discussed

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ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Garden

STYLE

- Character house

MISCELLANEOUS

- Not registered as Contaminated land





