

RANCES



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

CHF 3'850'000.-

Parking place(s) included



6.5

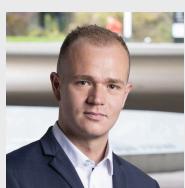


5



300 m²

n° ref. **040245**



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

Julien Sanchez

+41 76 690 16 78

julien.sanchez@swsir.ch

Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch

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

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

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Garden

STYLE

- Character house

MISCELLANEOUS

- Not registered as Contaminated land





