

# ROPRAZ



Renovated farmhouse with stables, orchard  
and outbuildings

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**Price upon request**

Price of parking place(s) in addition

400 m<sup>2</sup>

n° ref. **041415**



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## SITUATION AND DESCRIPTION

Nestled in the heart of nature, this unique property in Ropraz is a true invitation to serenity and well-being. Carefully renovated in 2014 and 2018, it harmoniously combines the charm of the old with modern comfort. Set on an 11,515m<sup>2</sup> plot, it offers an exceptional living environment, ideal for nature and horse-riding enthusiasts.

This estate is not just a haven of peace; it also represents a sustainable investment opportunity. With two rental units currently leased, the property generates a stable rental income of CHF 3,850 per month. Additionally, its free-stall stable can accommodate up to four horses, making it a perfect place for equestrian enthusiasts and professionals alike.

Beyond its real estate appeal, this property boasts significant agricultural potential. Its orchard, consisting of 17 apple trees and 2 cherry trees, allows residents to enjoy the land's bounty, while the vast outdoor

spaces invite the cultivation of a vegetable garden or the raising of animals in a preserved natural setting. The peaceful and green surroundings of this estate offer a privileged living environment, far from the hustle and bustle of the city. With 463m<sup>2</sup> of living space spread across three spacious and bright housing units, along with a 140m<sup>2</sup> barn, this property captivates with its generous volumes and multiple layout possibilities. The existing stable allows owners to live close to their horses and tailor the space to their specific needs.

The quality of the renovation is a remarkable asset: noble materials, meticulous finishes, and pellet heating ensure optimal comfort throughout the year. Its southeast exposure guarantees ideal sunlight, highlighting the magnificent wooded park surrounding the property and offering an unobstructed view of the surrounding countryside.

Finally, this property includes six outdoor parking

spaces, adding a practical touch to this exceptional setting. Whether you are an investor, a horse-riding enthusiast, or seeking an extraordinary place to live, this estate represents a rare and valuable opportunity.

## **SURFACES**

Living area 400 m<sup>2</sup>

## **CARACTERISTICS**

Second home Non authorized

## **DISTANCES**

Public transports	275 m
Primary school	2299 m
Stores	2640 m
Restaurants	486 m

## PROXIMITY

- Village
- Park
- Green
- River
- Bus stop
- Doctor

- Mountains
- Alps

## STYLE

- Rustic

## OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Loggia
- Greenery
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Eat-in-kitchen
- Double glazing
- Bright/sunny

## EQUIPMENT

- Bath
- Shower

## FLOOR

- Parquet floor

## ORIENTATION

- South

## VIEW

- Clear

## FINANCIAL DATA

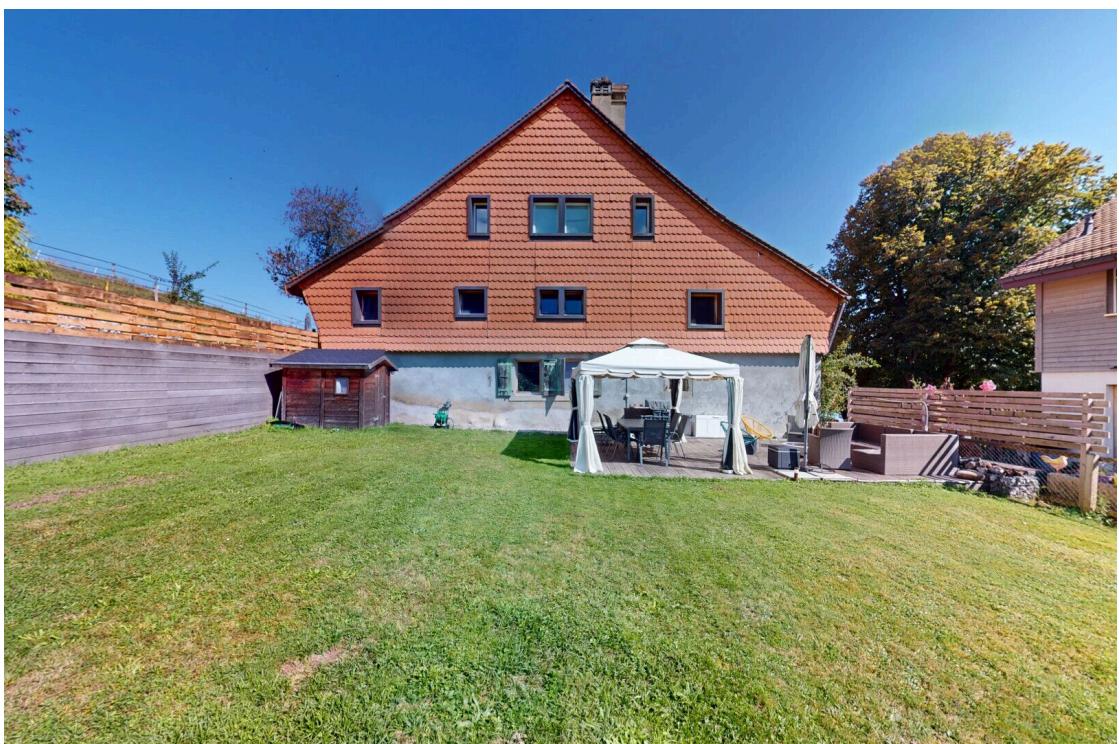
Price

Price upon request

Availability

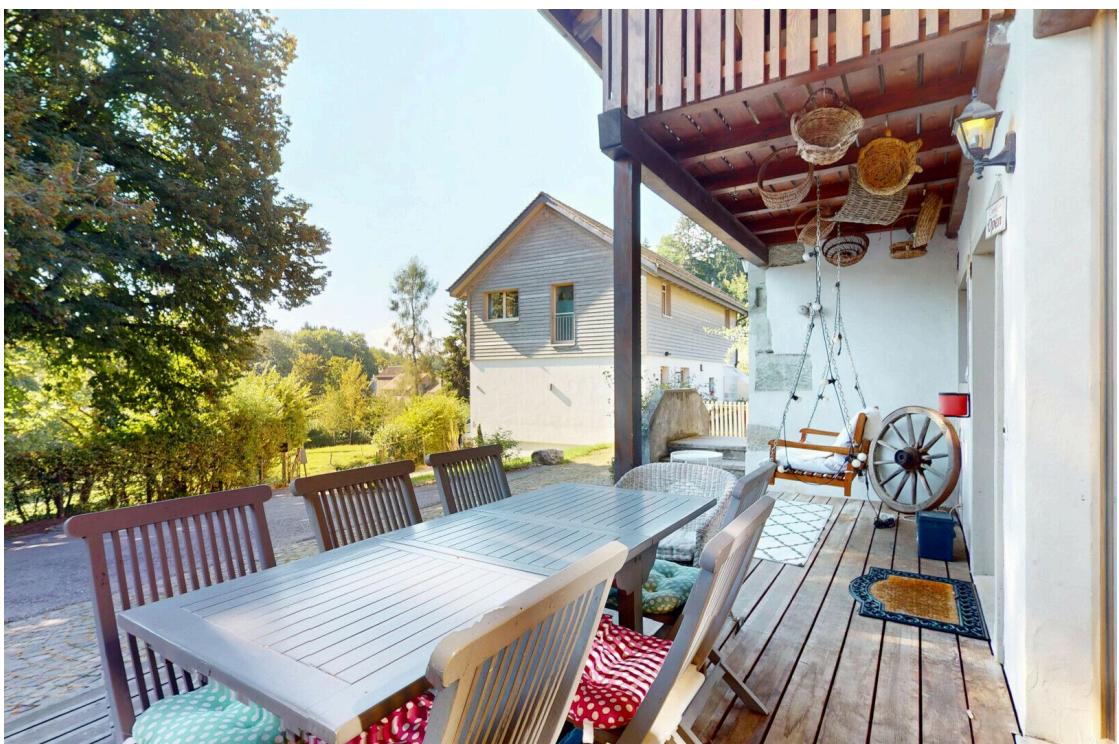
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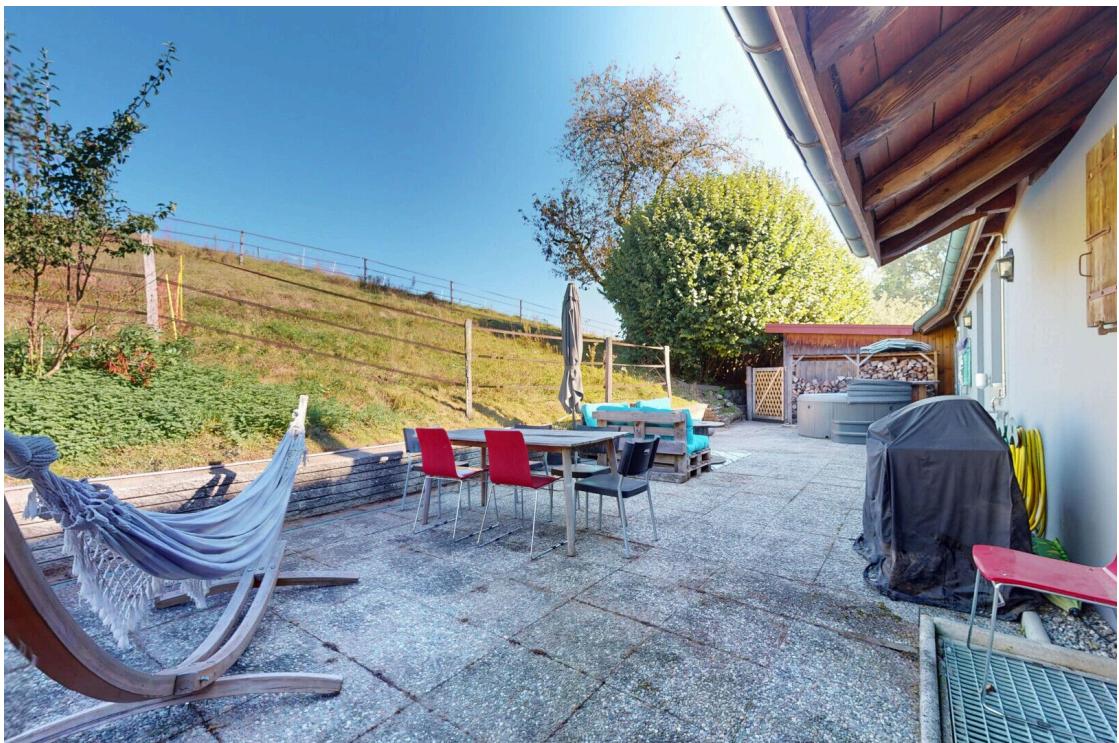
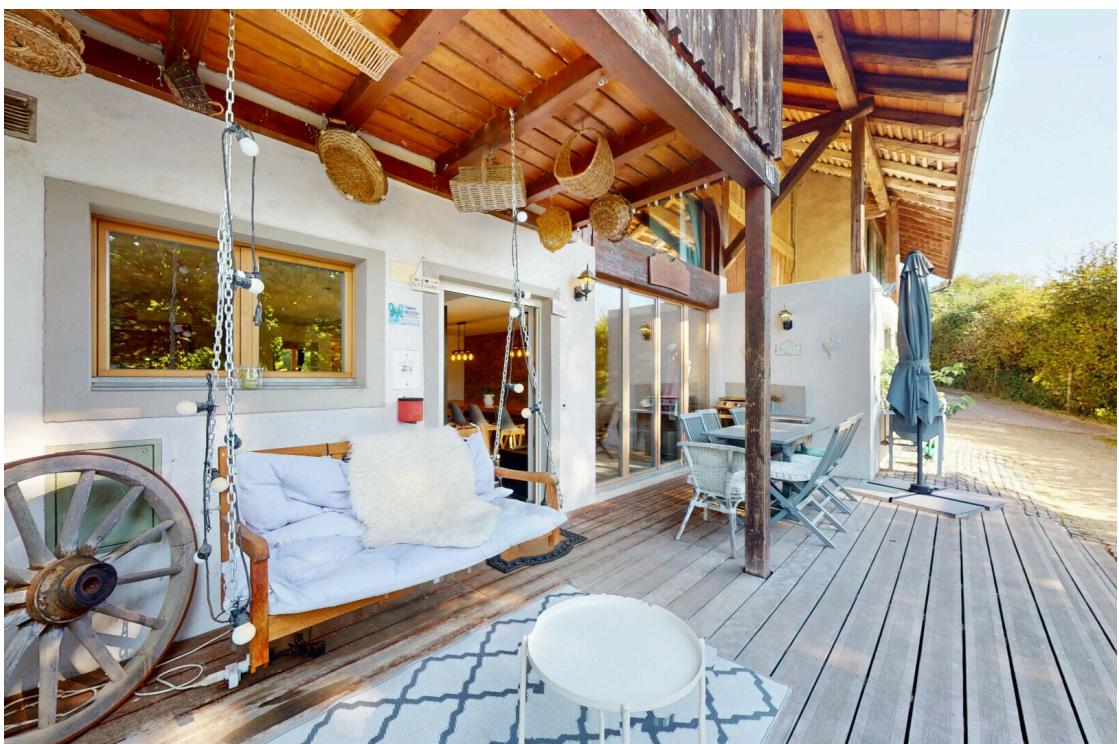
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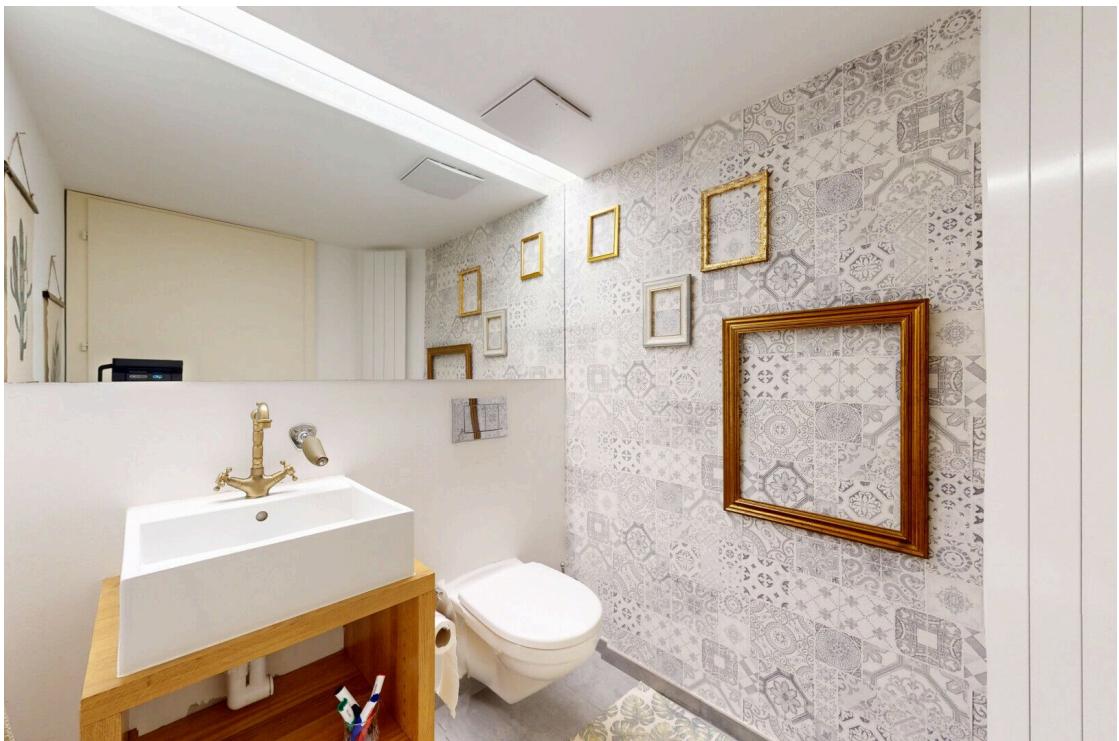
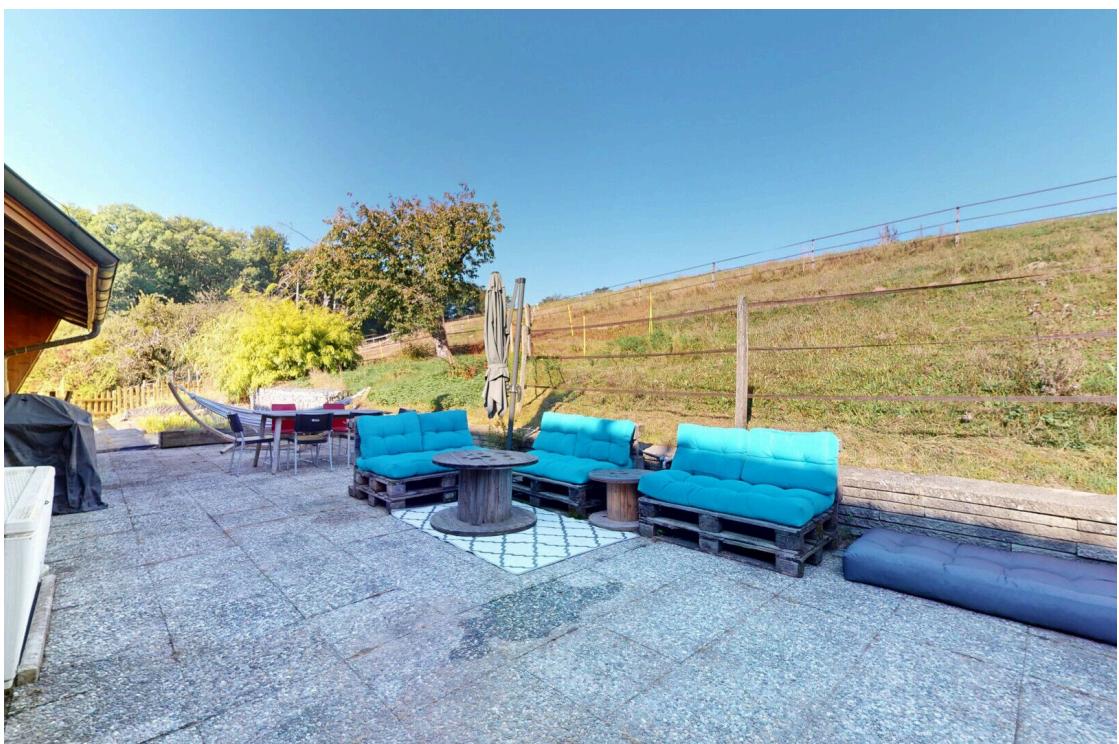


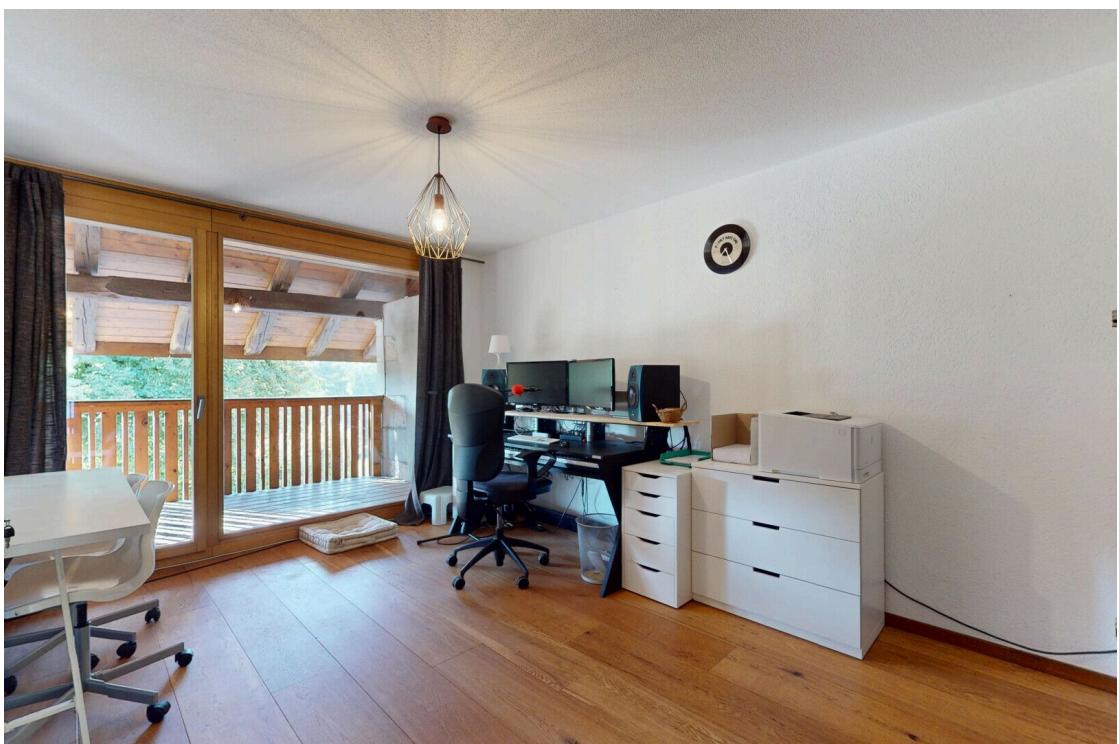
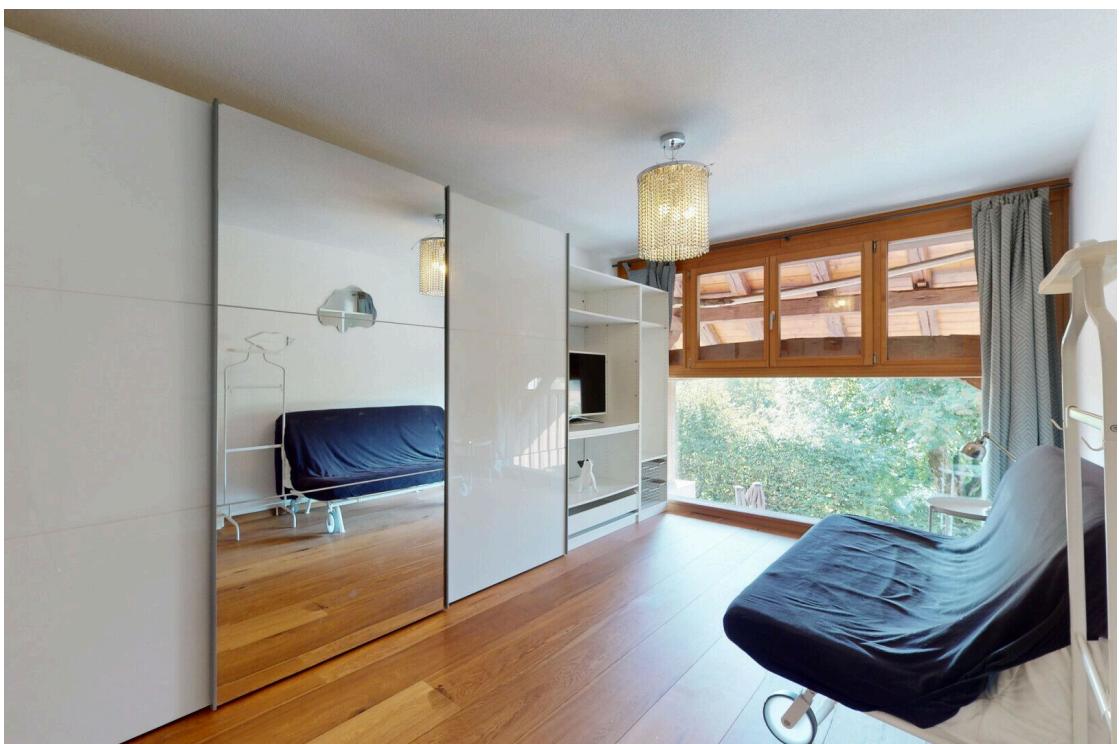


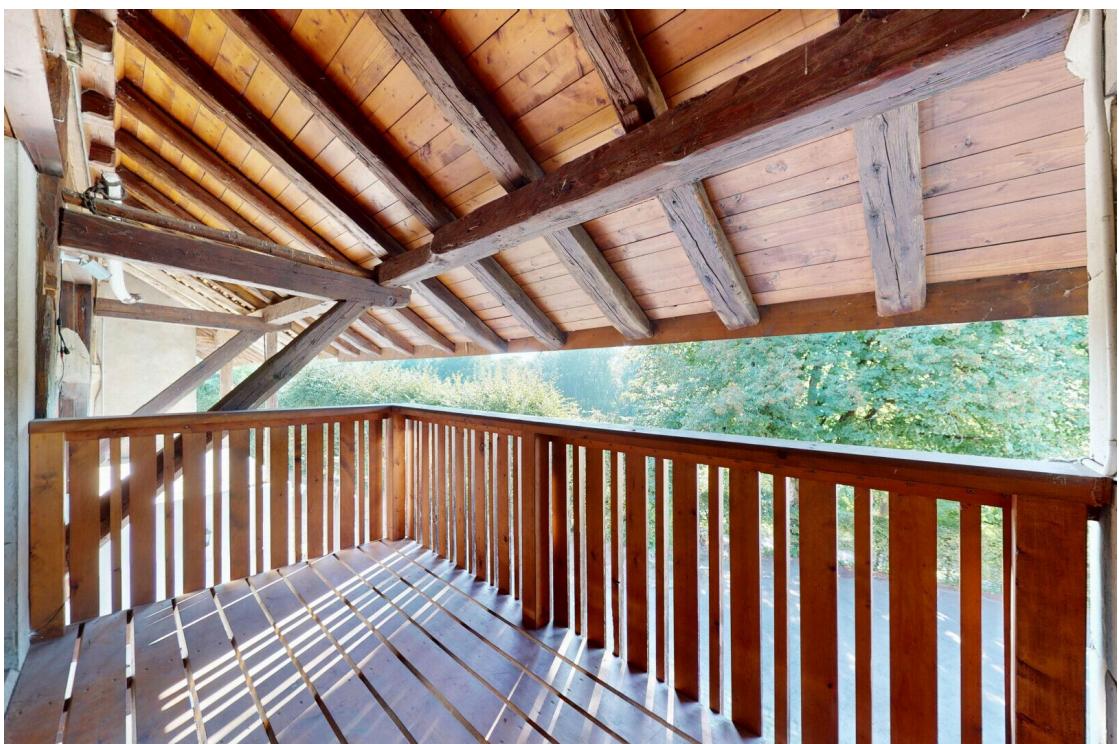


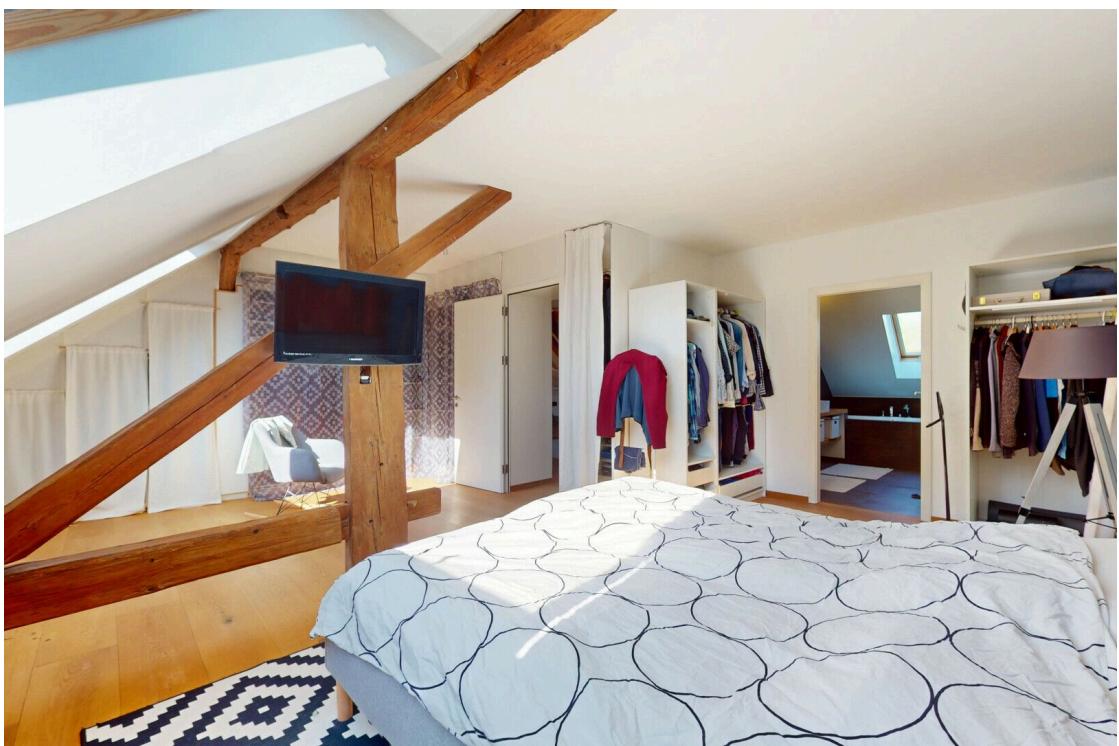






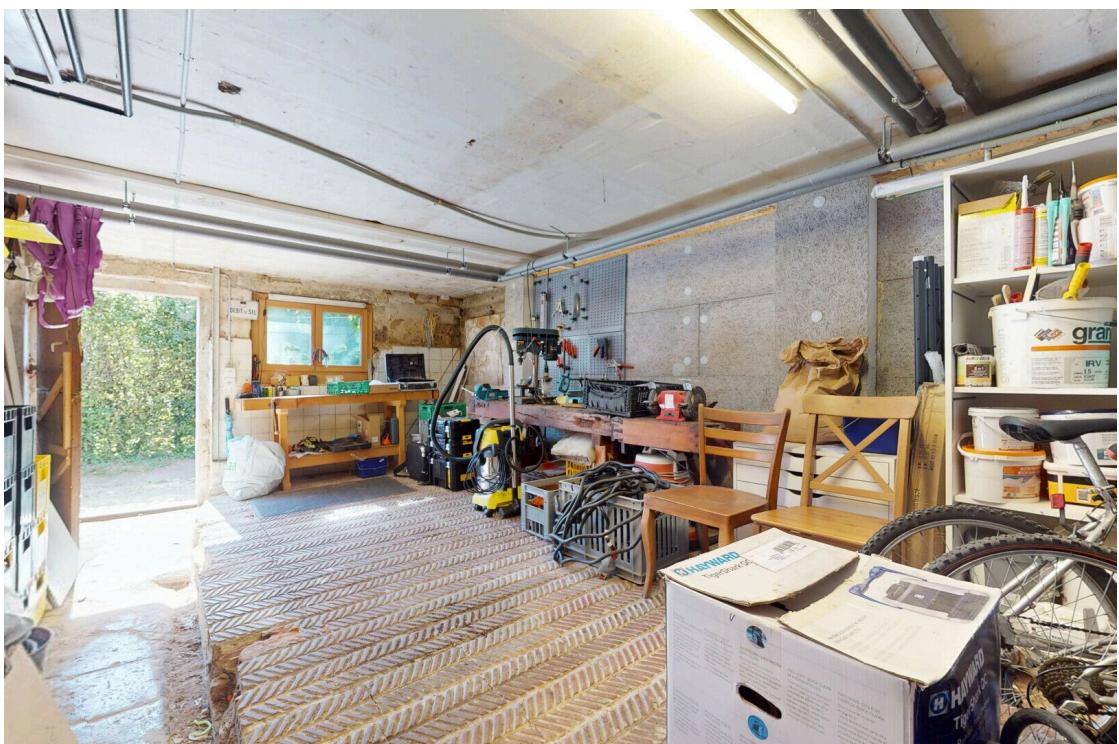


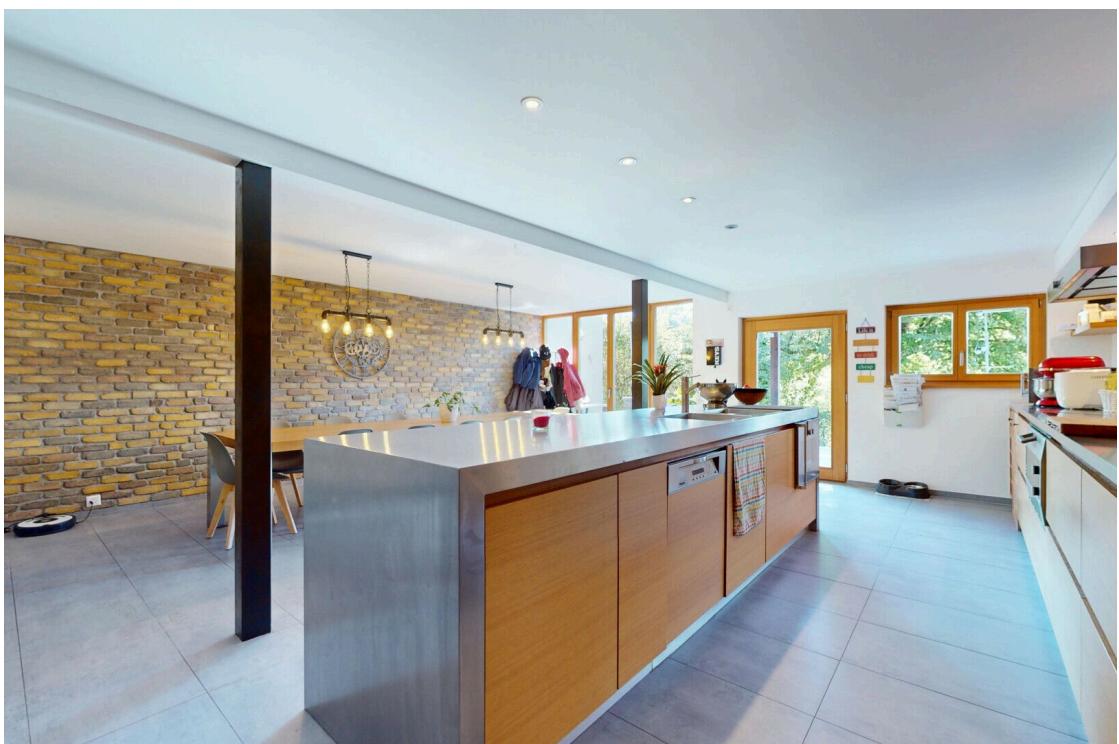




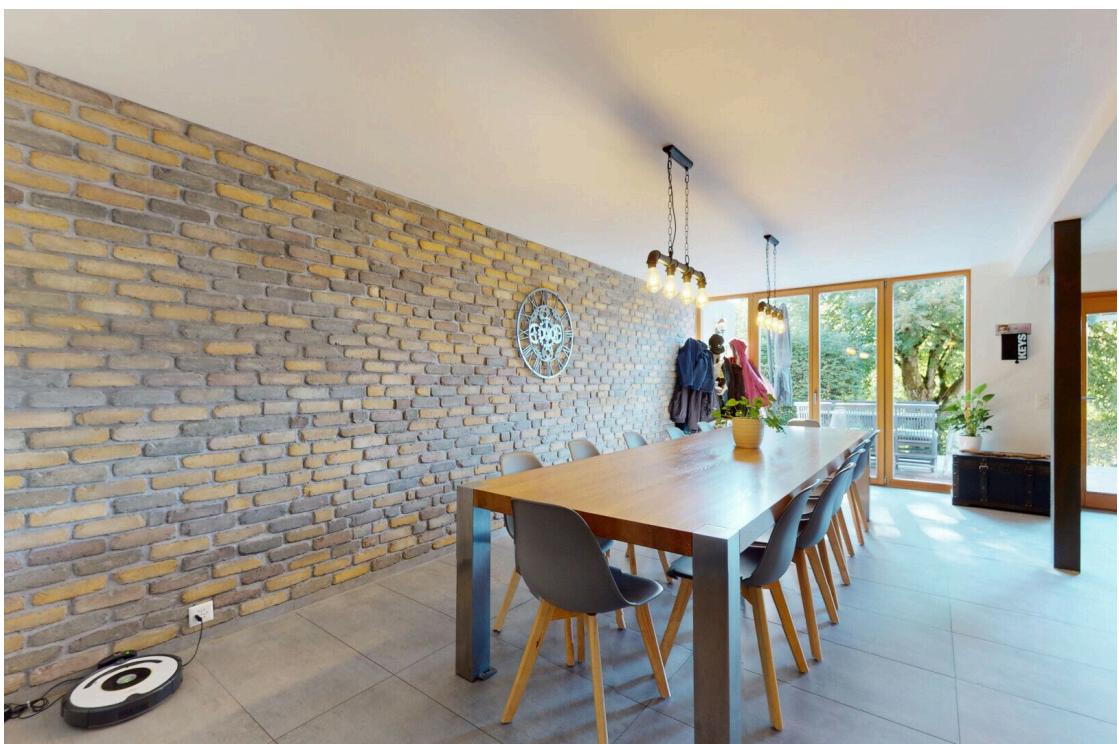


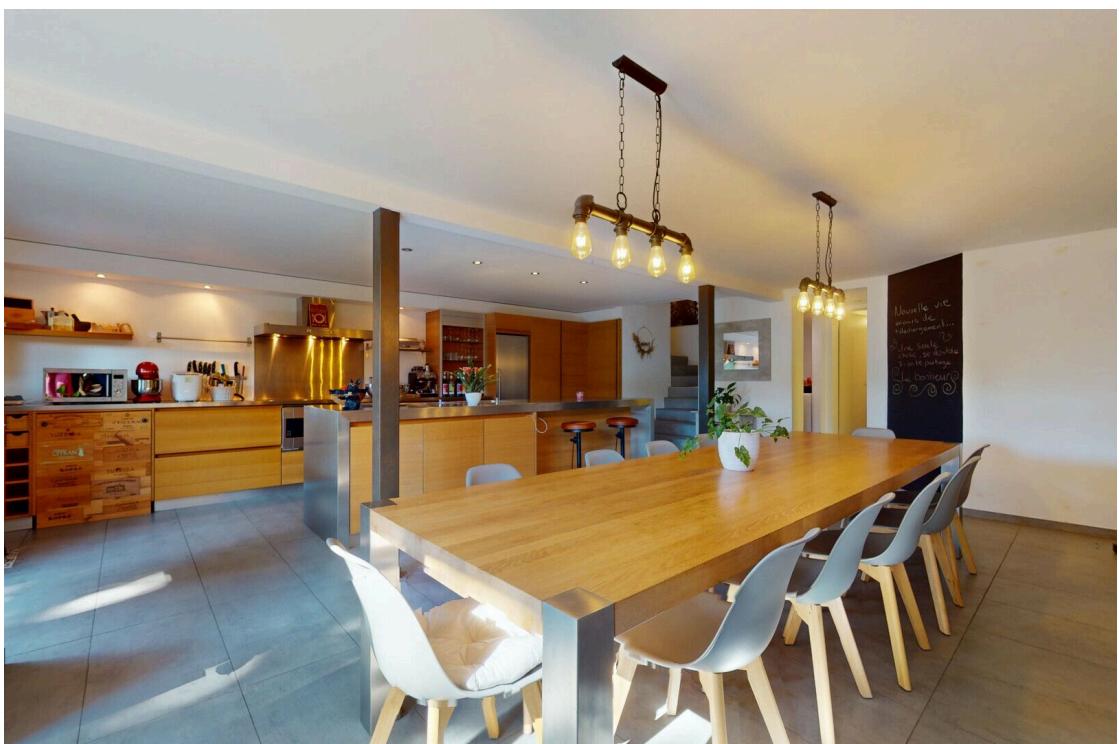


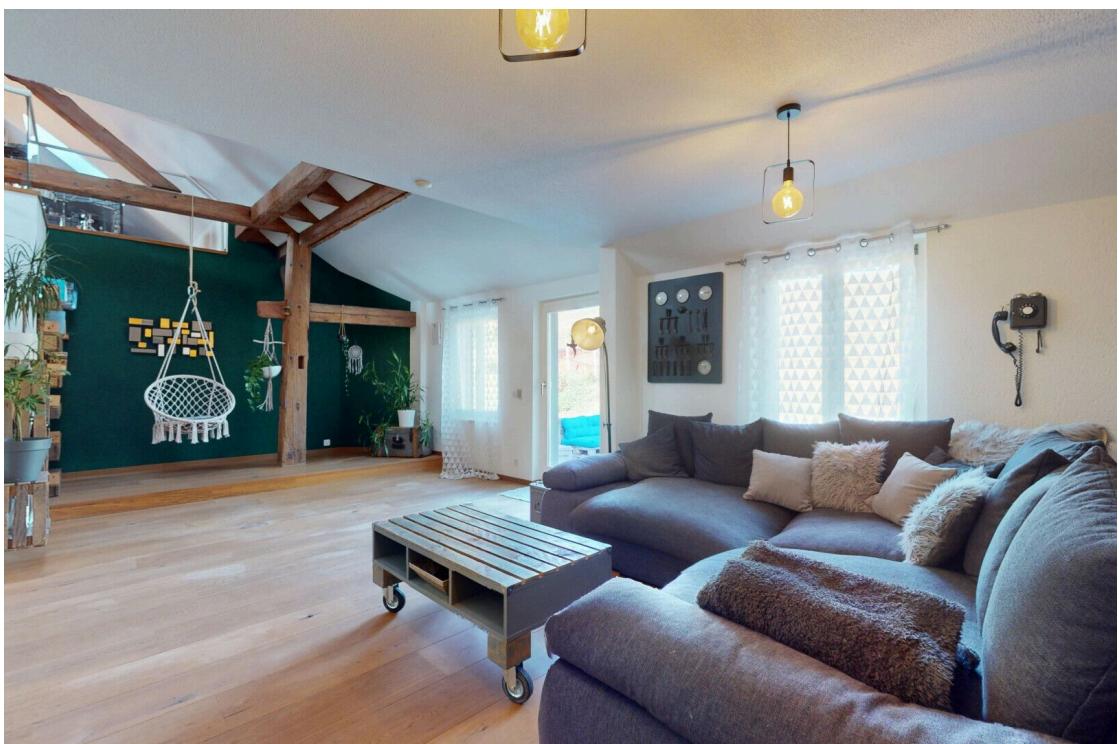








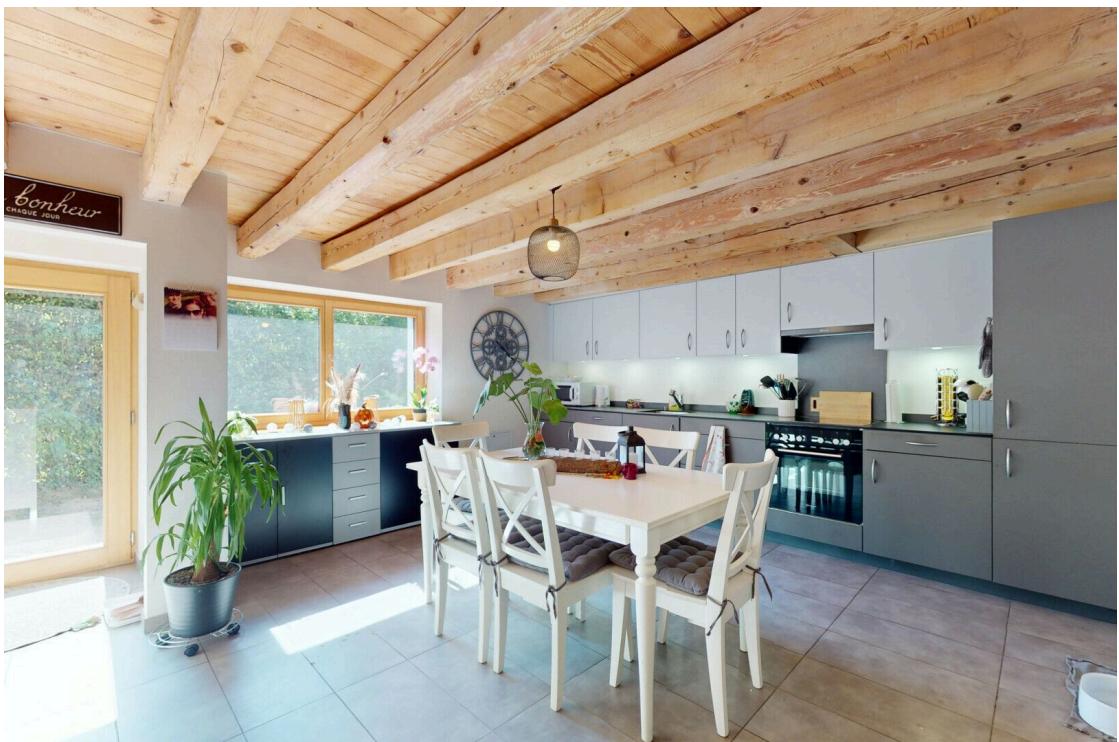






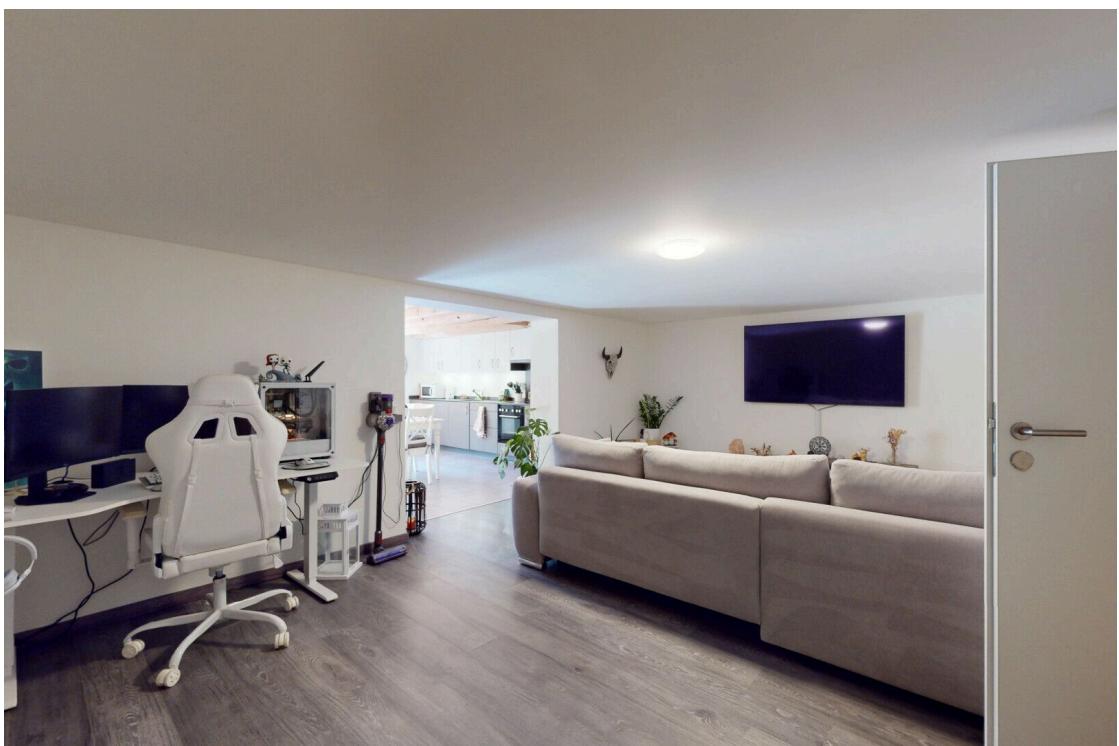


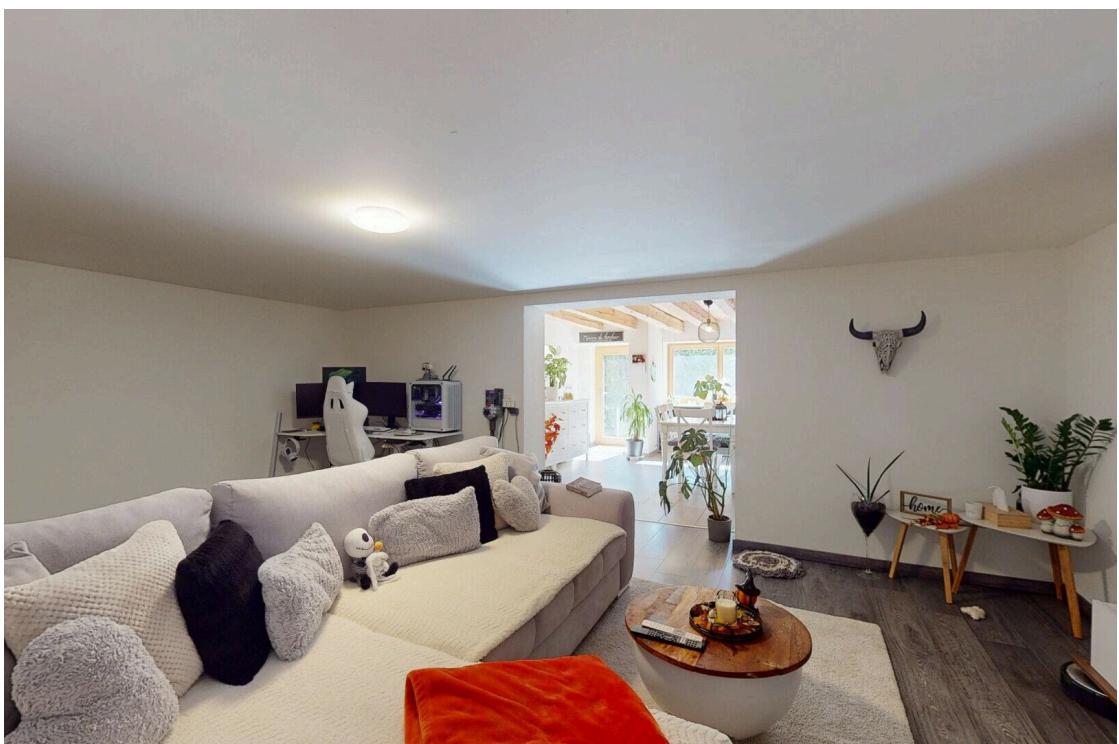




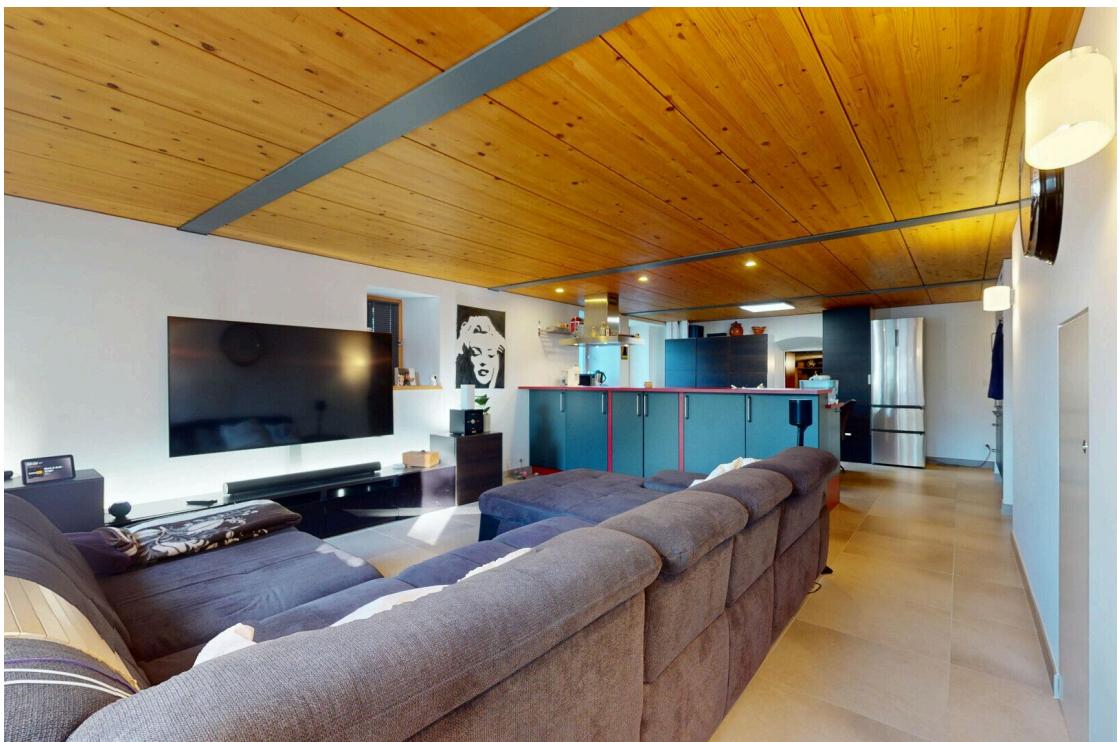




























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