

GOUMOENS-LA-VILLE



For sale: Village house

CHF 1'475'000.-

Parking place(s) included



9.5

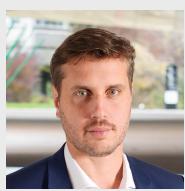


6



325 m²

n° ref. **043905**



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

Damien Breton

+41 79 860 78 19

damien.breton@swsir.ch



SITUATION AND DESCRIPTION

Characterful village house

Located in the heart of the village, close to amenities and schools, this charming house dating from 1870 and renovated in 2012 combines old-world charm with modern comforts.

Distributed over three levels, it offers beautiful volumes and great potential :

- **Ground floor:** a large, bright living room opening onto a fully equipped semi-open kitchen, a master suite with shower room, and direct access to a shaded terrace and garden.
- **Floor:** a second master suite with bathroom, WC and dressing room, 4 additional bedrooms and an office, plus a family bathroom.
- **Sub-attic:** a large, light-filled room of over 100 sq. m., to be converted according to your wishes (games

room, office, workshop, etc.).

- **Basement:** cellar and equipment room.

The house also has **4 parking spaces** and presents **rental and extension potential**, thanks to its as yet unused volumes.

Documents and practical information available on request.

A rare property, ideal for a family looking for space, charm and modernity, to discover **without delay!**

SURFACES

Living area	325 m ²
Surface of parcel	470 m ²
Useful surface	375 m ²
Volume	1551 cbm

CARACTERISTICS

Number of rooms	9.5
Number of bedrooms	6
Number of bathrooms	3
Year of construction	1870
Year of restoration	2012
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	4 included
Energy efficiency	E
Building envelope	D

DISTANCES

Public transports	125 m
Primary school	2340 m
Stores	2733 m
Restaurants	124 m

PROXIMITY

- Village
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Garret
- Fireplace
- Double glazing
- With character

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Cable/TV

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be refurbished
- With extension possibility

ORIENTATION

- South
- East

STYLE

- Character house

FINANCIAL DATA

Price

CHF 1'475'000.-

Availability

immediately

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