

LA ROCHE FR



Splendid chalet on the heights of La Roche

CHF 1'690'000.-

Parking place(s) included



6



4

n° ref. **044546D**



Switzerland | Sotheby's International Realty
Boulevard de Pérrolles 16, 1700 Fribourg

Jordanne Michel
+41 76 572 79 61
jordanne.michel@swsir.ch



SITUATION AND DESCRIPTION

Nestled in the sunny heights of La Roche at the foot of the Berra, this contemporary chalet, built by the renowned *Chalet Schuwey* company in 2019, embodies the perfect balance between alpine elegance, modern design and absolute comfort. Bathed in light from morning to night, it is one of the last to catch the sun before it disappears behind the Jura - offering here a sunshine rare in the whole canton of Fribourg. In autumn and winter alike, while the plain remains under a cloud of gloom, the property is often above the clouds, bathed in golden light and serenity.

Designed as a private retreat, the chalet offers breathtaking panoramic views of the Fribourg Pre-Alps and benefits from ideal south-west exposure. Built with noble materials - Burgundy stone, solid wood and Corian finishes - it blends the warmth of traditional craftsmanship with the finesse of contemporary architecture. An architect specializing in lighting

imagined a subtle play of lights that changes the mood throughout the day and creates a magical atmosphere in the evening, all controlled by an intelligent home automation system.

With its (196 m²) of living space, the chalet seduces with its fluid distribution and exceptional luminosity. The cathedral living room, centered around a wood-burning fireplace, opens onto a large balcony facing south and west, offering unobstructed views of the mountains. The elegant, fully-equipped open kitchen combines aesthetics and functionality, ideal for entertaining family and friends.

The night space includes four bright bedrooms, including a master suite with bath and walk-in shower. One of the rooms is currently used as a cinema room with sofa bed, offering great flexibility of use. A sauna with walk-in shower, laundry room and utility room complete the lower level.

Externally, a heated swimming pool blends into a landscaped garden bordered by nature. From the property, it's a short walk to the ski slopes, or a few minutes to Lac de la Gruyère, to enjoy an active and inspiring lifestyle all year round.

A veritable haven of light and refinement, this home combines discreet luxury and timeless serenity - a very rare gem in the canton of Fribourg, for those seeking beauty, modernity and Alpine authenticity.

Feel free to view the video under the following link:
28_Switzerland_Sothebys_LaRoche_V01 on Vimeo

SURFACES

Surface of parcel	~ 883 m ²
Total surface	~ 196 m ²
Volume	~ 1079 cbm

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Year of construction	2019
Heating system	Air to water heat pump, Wood
Domestic water heating system	Air to water heat pump, Solar
Heating installation	Floor, Chimney
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	1 included
Total nb. of parkings	3 included
Construction zone	Zone de résidence secondaire
Communal tax	0.85 %
Parking places	Yes, obligatory

ANNEXES

Car parking with Tesla terminal.
A 3rd parking space is located on another parcel.

DISTANCES

Public transports	486 m
Freeway	6449 m
Nursery school	1909 m
Primary school	1909 m
Secondary school	9904 m
College / University	10830 m
Stores	1860 m
Cable car	455 m
Post office	1868 m
Bank	1956 m
Hospital	9636 m

Restaurants

455 m

DISTRIBUTION

Garden floor

- Room distribution hall
- Separate toilet
- Sauna and shower
- Cinema room
- Bedroom
- Utility/laundry room

Upper ground floor

- Entrance hall with wall cupboards
- Visitor WC
- Open, equipped kitchen
- Spacious, bright living/dining room
- Large balcony

1st floor

- Parent suite with bath and shower
- Separate WC
- Bedroom
- Attic access

2nd floor

- Grenier



CONSTRUCTION

Built in 2019 by Chalet Schuwey, a Swiss company renowned for its expertise in wood construction, this chalet combines authentic craftsmanship with contemporary precision. Its structure showcases beautiful solid wood volumes combined with Burgundy stone floors and elegant Corian finishes.

Every detail illustrates a demand for quality and sustainability, from the architectural design to the high-performance energy systems, including heat pump, solar hot water production and intelligent home automation. The overall impression is one of harmony and durability, where modern comfort and Alpine aesthetics meet in perfect harmony.

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Nursery
- Preschool
- Primary school
- Near a golf course
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Shed
- Carport
- Sauna
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Separated lavatory
- Guests lavatory
- Wine cellar
- Garret
- Home cinema
- Unfurnished
- Built-in closet
- Connected thermostat
- Water softener
- Heating Access
- Fireplace
- Triple glazing
- Bright/sunny
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Dryer
- Laundry drop
- Connections for washing tower
- Bath

FINANCIAL DATA

Price

CHF 1'690'000.-

Availability

To be discussed

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- Shower
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Electric blind
- Electric car terminal
- Outdoor lighting
- Home automation

FLOOR

- Vinyl
- Stone

CONDITION

- As new

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- Favourable
- Good
- All day
- In the evening

VIEW

- Nice view
- Clear
- Panoramic
- Rural
- Mountains
- Alps

STYLE

- Modern



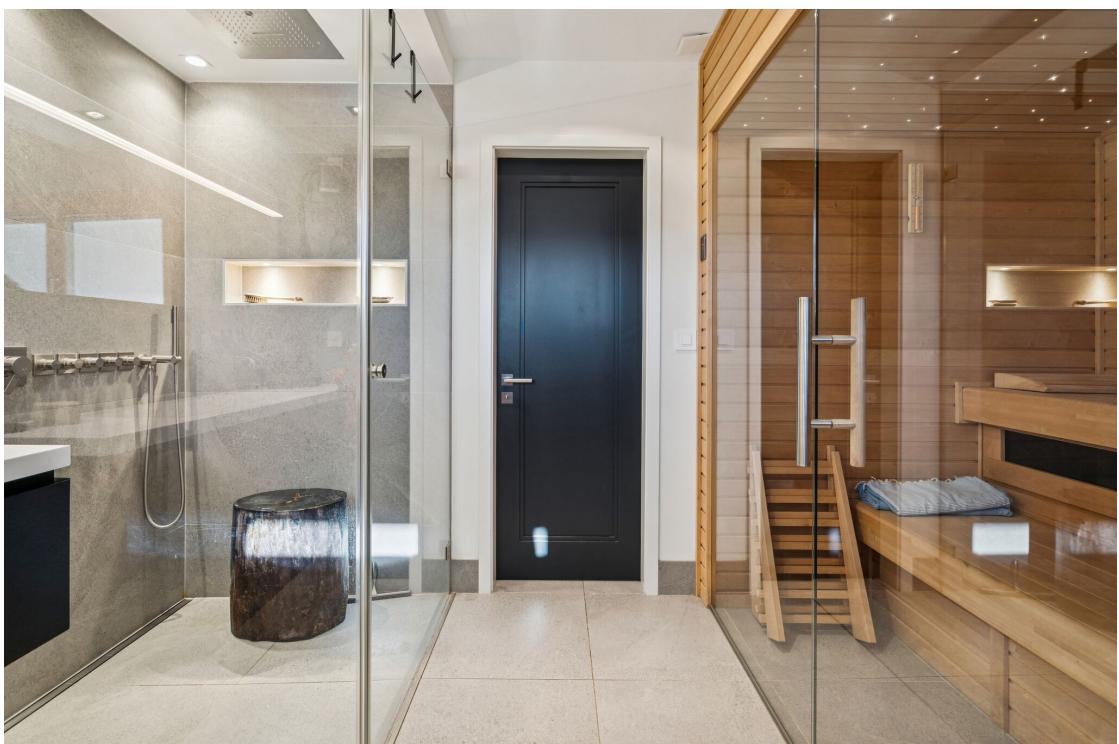
Dining area



Cinema room / bedroom



Sauna with shower and double basins



Sauna with shower and double basins



Bedroom with built-in wardrobes



Master suite with shower and bath



Master suite with shower and bath



Children's bedroom



Outdoor atmosphere



Outdoor atmosphere



Heated swimming pool

Maître d'œuvre:

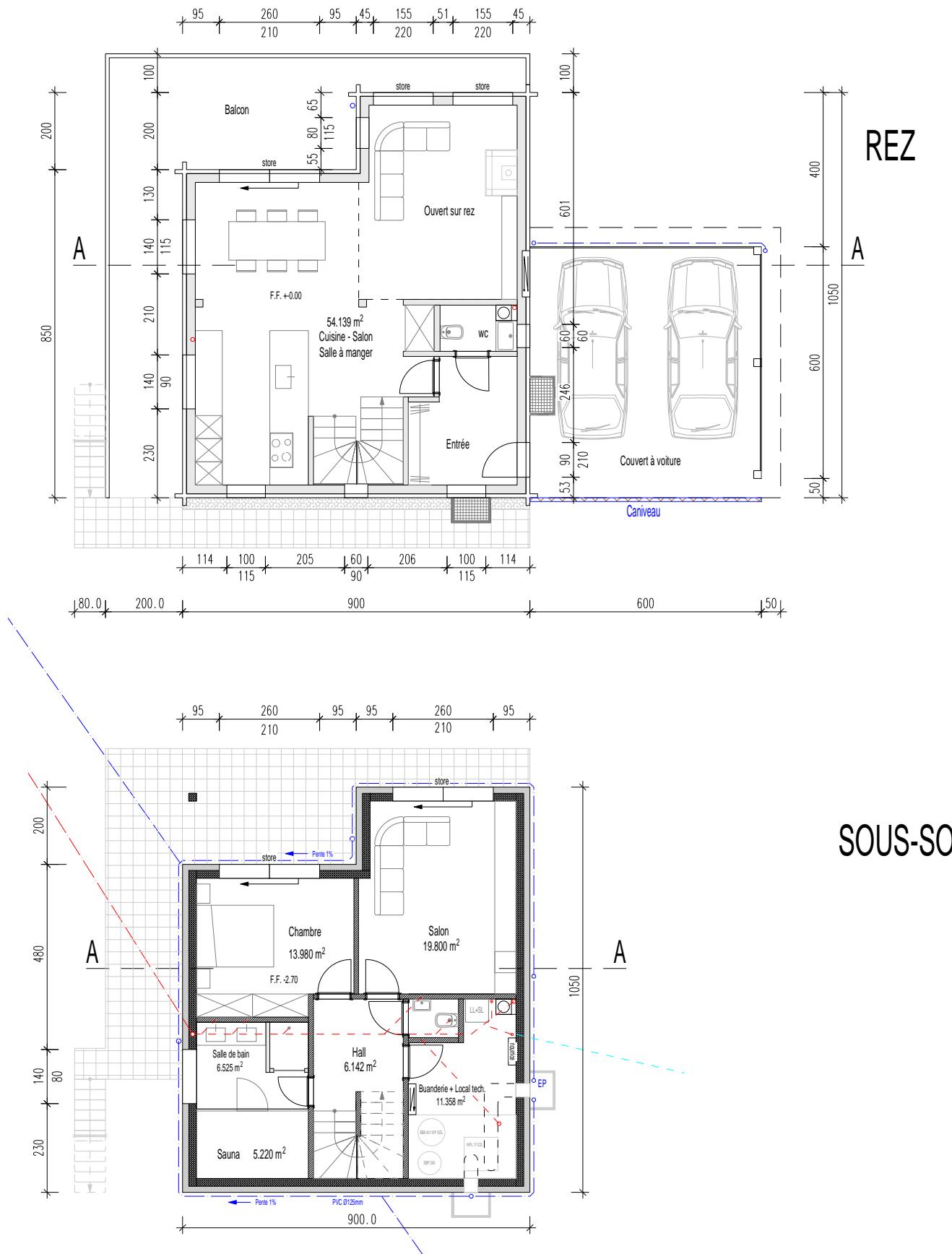
Projet: Construction d'un chalet
La Holena
1634 La Roche

Plan: .
andeur: A3
sh: 1:100
ate: 19.06.2018
ev.: 17.07.2018
ev.: 25.09.2018
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Le maître d'œuvre: Lieu et date Signature

L'auteur des plans: Signature

Rez de chaussée et Sous-sol



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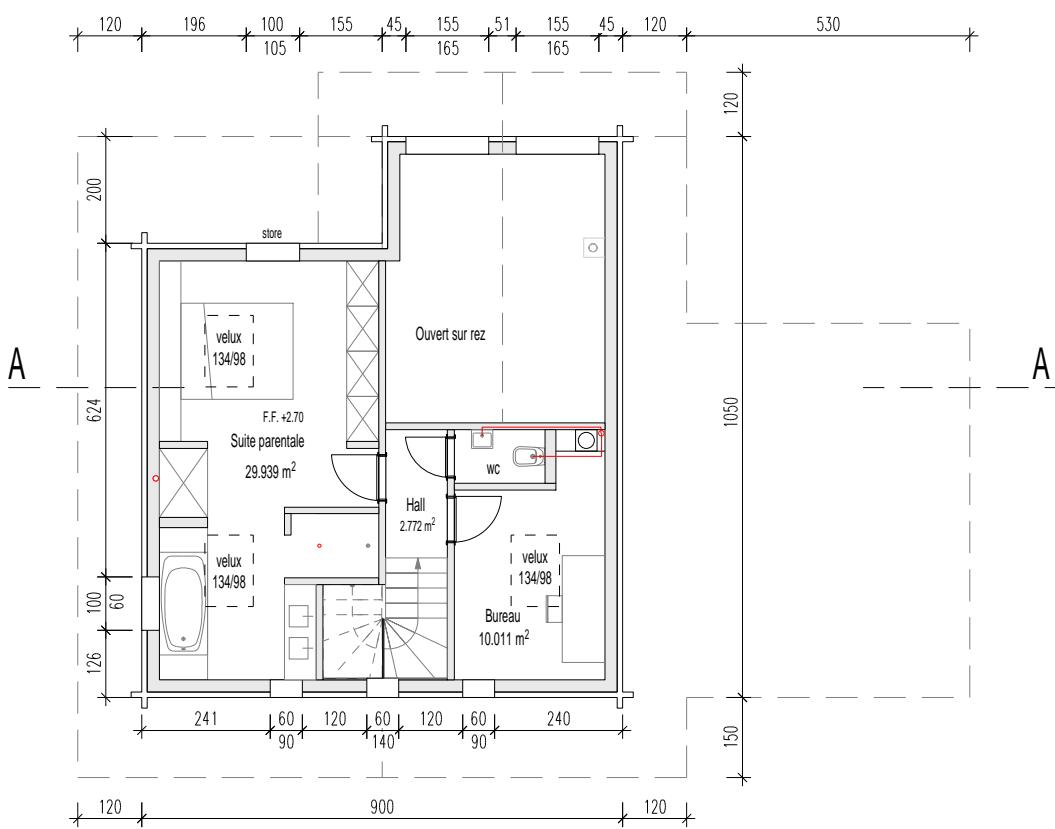
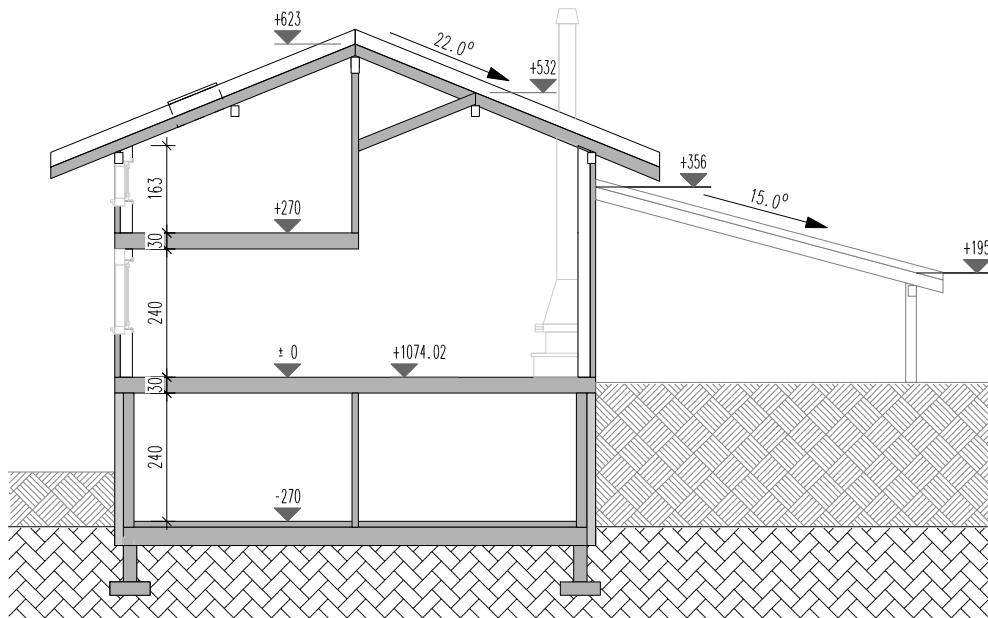
Le maître d'oeuvre:

L'auteur des plans:

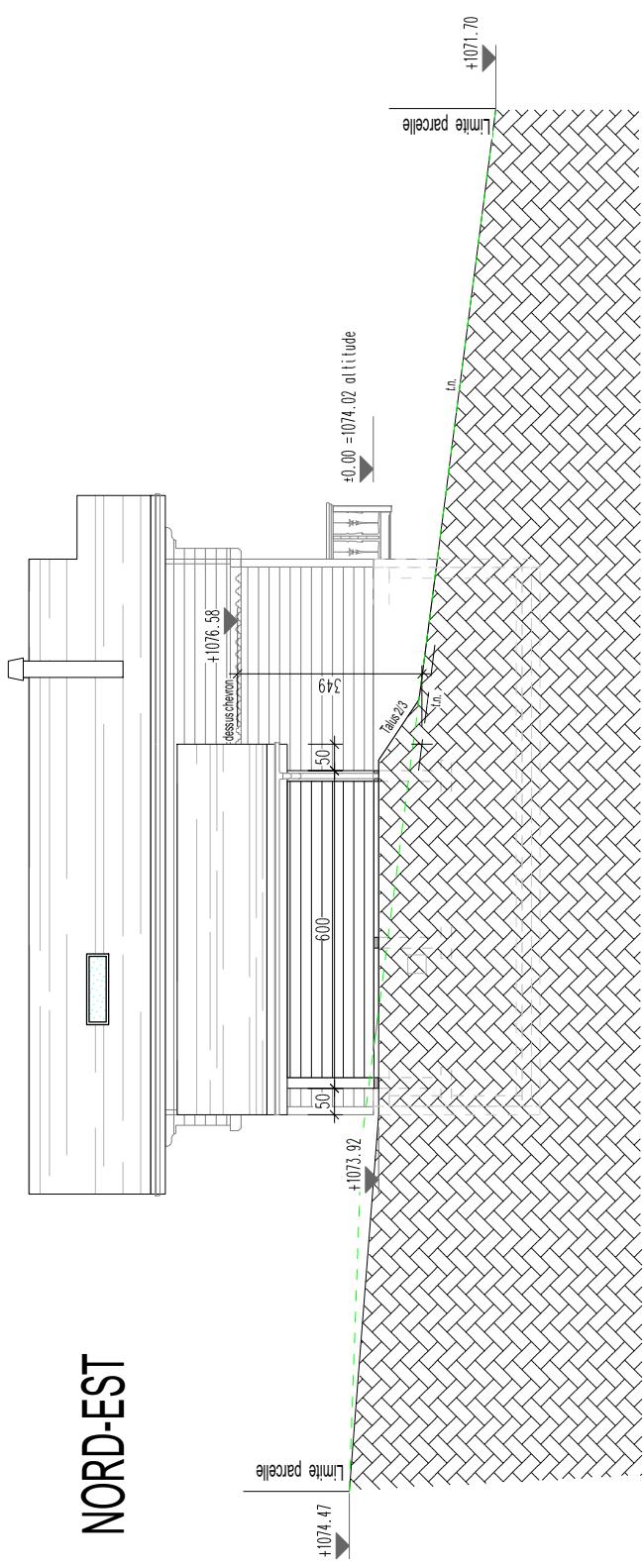
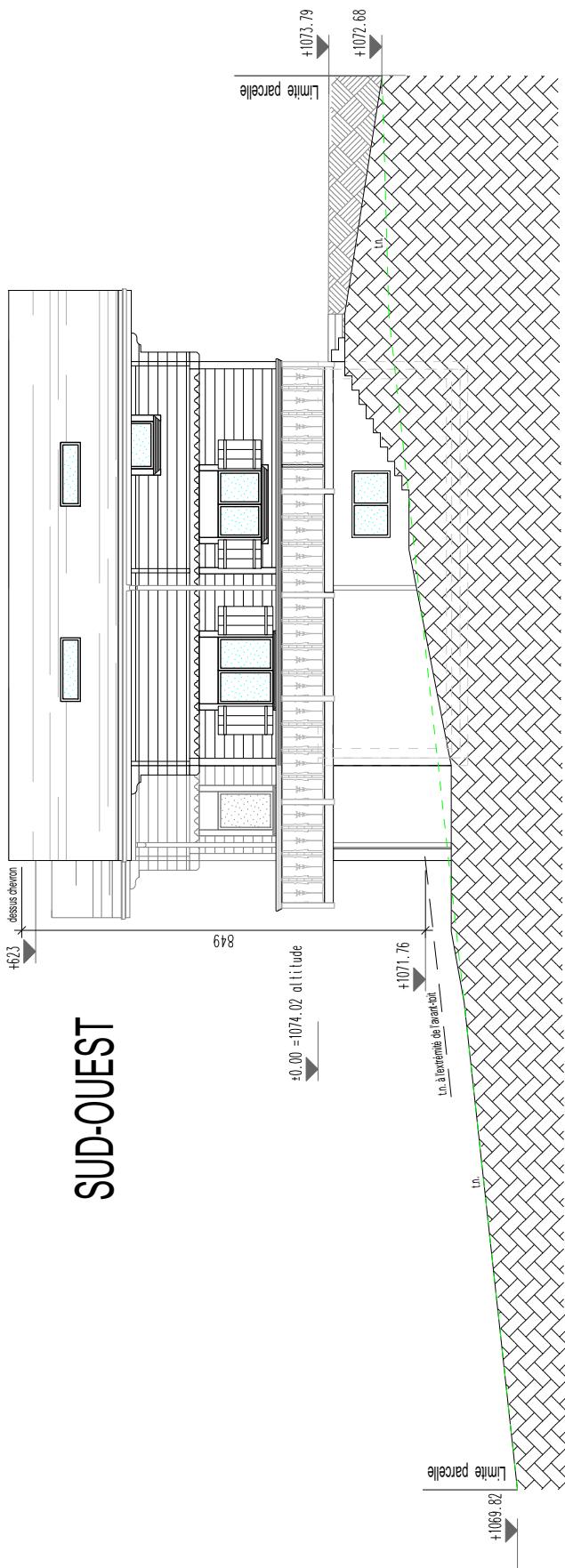
Signature

Coupe A-A et Etage

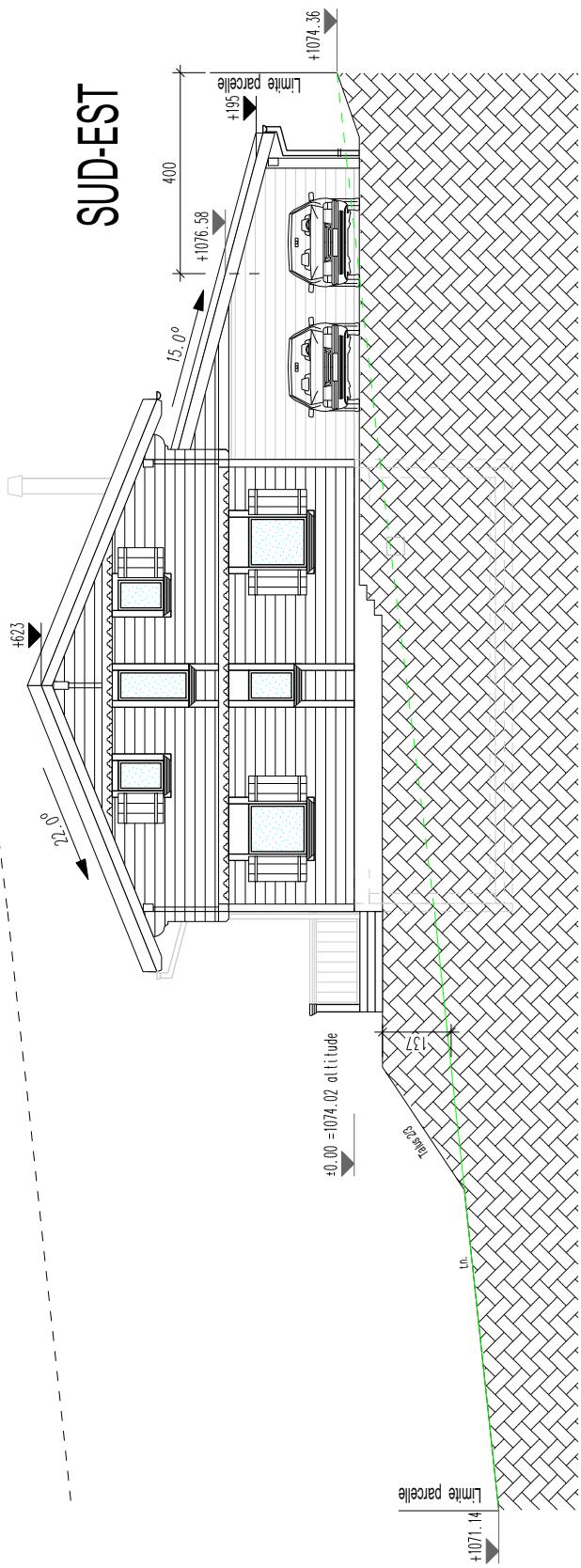
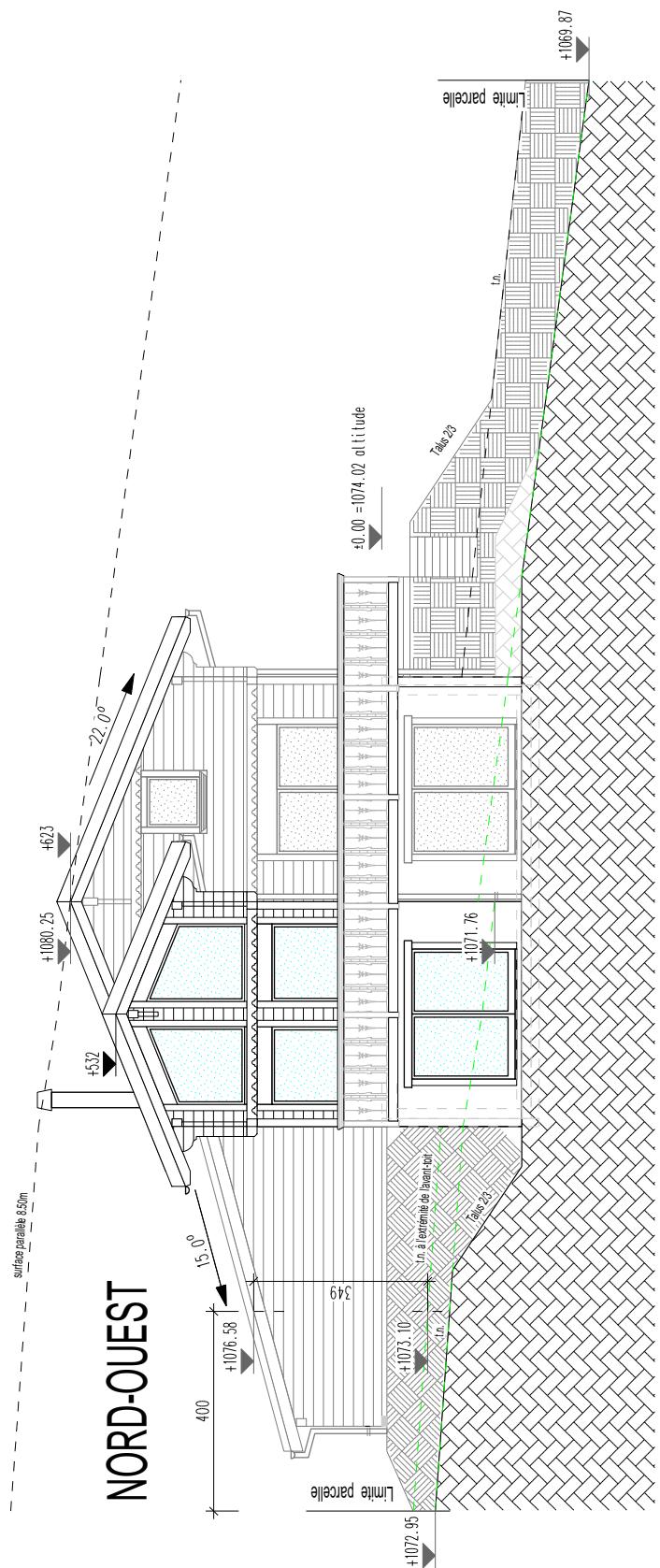
COUPE A-A



ETAGE



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Le maître d'œuvre:		Le maître d'œuvre:		Le maître d'œuvre:		Le maître d'œuvre:	
Maitre d'œuvre:		Maitre d'œuvre:		Maitre d'œuvre:		Maitre d'œuvre:	
SCHUWEY CHALET		SCHUWEY CHALET		SCHUWEY CHALET		SCHUWEY CHALET	
Hauptstrasse 151 1656 lm Fank		Hauptstrasse 151 1656 lm Fank		Hauptstrasse 151 1656 lm Fank		Hauptstrasse 151 1656 lm Fank	
Tel. 026 929 83 15		Tel. 026 929 83 15		Tel. 026 929 83 15		Tel. 026 929 83 15	
Fax 026 929 81 94		Fax 026 929 81 94		Fax 026 929 81 94		Fax 026 929 81 94	
Fagades Sud-Ouest et Nord-Est		Fagades Sud-Ouest et Nord-Est		Fagades Sud-Ouest et Nord-Est		Fagades Sud-Ouest et Nord-Est	
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Name: La Hélina		Name: La Hélina		Name: La Hélina		Name: La Hélina	
Address: 1654 La Roche		Address: 1654 La Roche		Address: 1654 La Roche		Address: 1654 La Roche	
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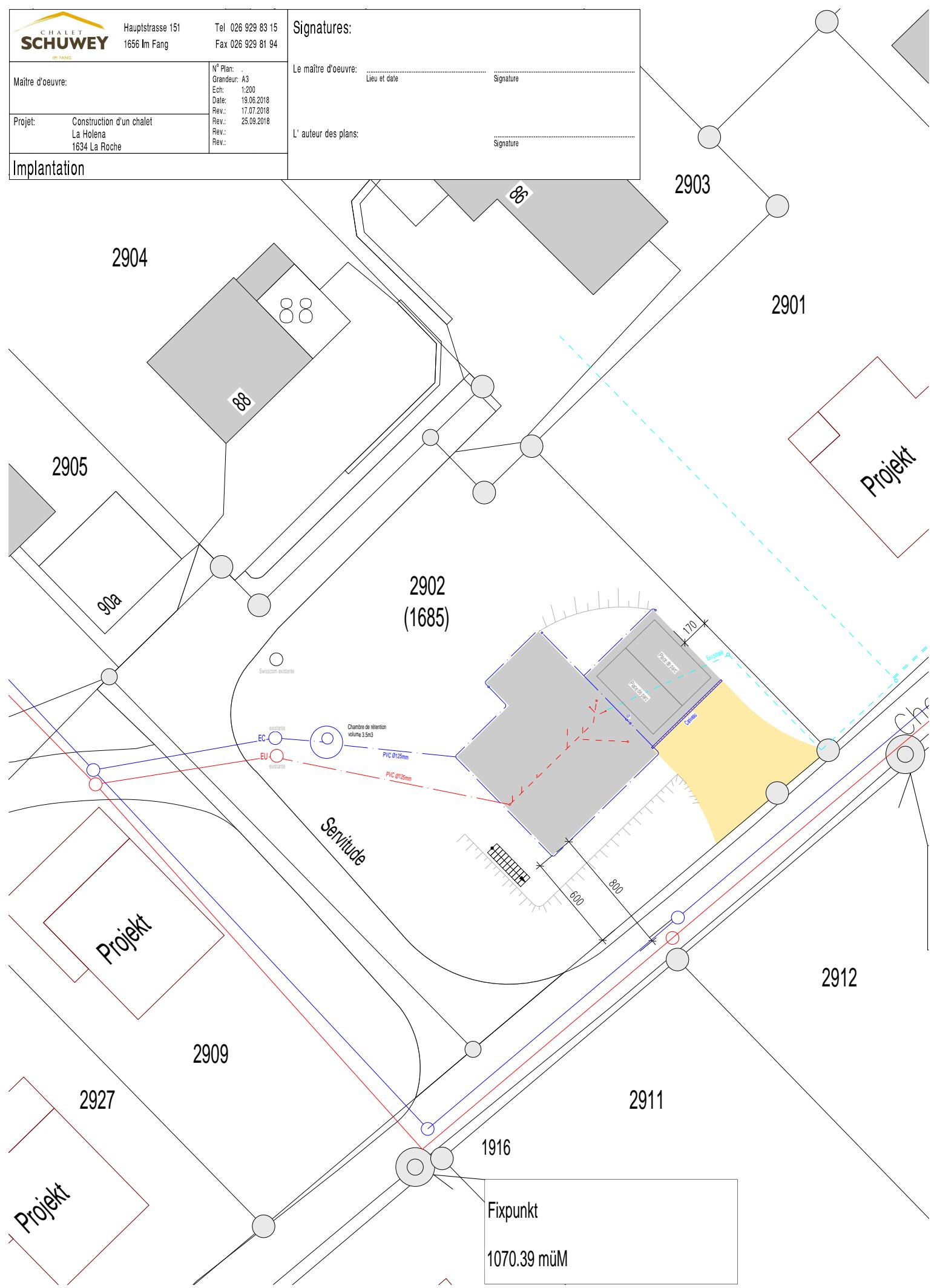
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Façades Nord-Ouest et Sud-Est			

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Projet: Construction d'un chalet La Holena 1634 La Roche	

Implantation
Signatures:

Le maître d'œuvre: Lieu et date Signature

L'auteur des plans: Signature



Maitre d'oeuvre:	N° Plan:
	Gaardur: A3 Ech: 120: 1:50 Date: 19.06.2018
Project:	Rev: 17.07.2018
Project:	Ref: 25.09.2018

Coupe de l'ouvrage de rétention

