

FRIBOURG



Exceptional 7.5-room townhouse in the heart
of Fribourg

CHF 2'650'000.-



7.5



6



~300 m²

n° ref. **045170**



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SITUATION AND DESCRIPTION

Located 150 meters from St. Nicholas Cathedral, in the heart of Fribourg's old town and free from any nuisance, this magnificent 5-storey, 7.5-room townhouse offers around 300 m² of living space with potential attic space.

A true architectural gem in a historic part of the city, it was fully restored to a high standard in 2012 and transformed into a dwelling with every comfort.

Erected around 1700, this house has always been intended for family use. It underwent major renovation in 2012, as well as its facades between 2021 and 2023.

Its distribution is as follows:

Entrance hall, bedroom with wall-to-wall wardrobes, open stairwell, large room that can be used as an available space and laundry room.

The first floor comprises a large room or living room, an eat-in kitchen with access to an inner courtyard and a guest WC.

The 2nd and 3rd floors each have two bedrooms, one of which is very large, and a shower room per level.

The attic is built around a light well and comprises a room with a window and an attic also benefiting from a roof window.

The basement features a small cellar, a technical room (gas in 2012) and a medium-sized cellar.

This exceptional property is currently rented and will be sold free of lease.

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SURFACES

Living area	~ 300 m ²
Surface of parcel	~ 118 m ²
Volume	~ 1831 cbm

CARACTERISTICS

Number of flats	1
Number of floors above ground	4
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Number of terraces	1
Year of construction	1700
Year of restoration	2012
Second home	Non authorized
Basements	1
Communal tax	80 %

ANNEXES

An inner courtyard serving as a picturesque terrace is accessible from the kitchen for pleasant moments.

DISTANCES

Station	1000 m
Public transports	200 m
Freeway	2500 m
Primary school	230 m
Stores	250 m
Post office	500 m
Bank	190 m
Hospital	2100 m
Restaurants	50 m

DISTRIBUTION**Ground floor**

- Entrance hall / Cloakroom
- Bedroom with wall cupboards
- Stairwell
- Large available
- Laundry room

1st floor

- Distribution hall
- Living room
- Eat-in kitchen with access to inner courtyard
- Guest WC

2nd floor

- Distribution hall
- 2 bedrooms
- Bathroom with shower

3rd floor

- Distribution hall
- 2 bedrooms
- Shower room

Under the roof

- Central skylight
- Converted attic room (unheated)
- Attic

Basements

- Technical room
- Available
- 2 cellars



CONSTRUCTION

This charming house has been renovated with respect for its materials and historic character.

Gas-fired heating is distributed by radiators.

The attic space benefits from velux windows giving it a very nice luminosity (potential for extension).

The facades have been restored.

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Cellar
- Garret
- Storeroom
- Built-in closet
- Double glazing
- Bright/sunny
- Skylights
- Exposed beams
- With character

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA**Price****CHF 2'650'000.-****Availability**

To be discussed

Judicial form

En nom propre

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CONDITION

- Good
- Renovated

ORIENTATION

- South
- West

EXPOSURE

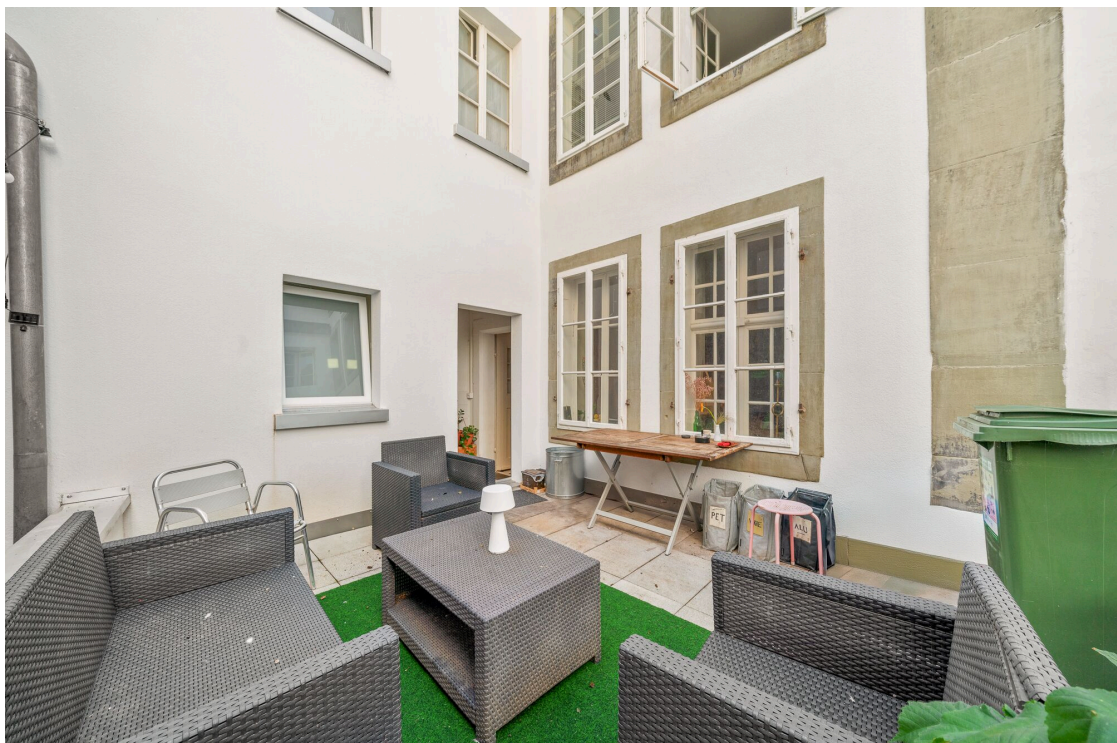
- Favourable

STYLE

- Character house



Room



Terrace in the inner courtyard



Room



Room



Shower and bath



Room



Room



Shower room



Unheated attics



Stairwell



Available and laundry room



The property