

# CORPATAUX



Modern, bright attic, not overlooked

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**CHF 895'000.-**

Price of parking place(s) in addition



4.5



3



136.5 m<sup>2</sup>

n° ref. **043050D**



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## SITUATION AND DESCRIPTION

Located on the top floor of a contemporary building built in 2022, this 4.5-room attic apartment with approx. 137 m<sup>2</sup> of living space will win you over with its warm atmosphere, meticulous finishes and comfortable living.

From the entrance, you'll be greeted by a spacious hall with built-in cupboards, leading to a magnificent living room bathed in light. The living room, open to a modern, fully-equipped kitchen, extends to a large 35 m<sup>2</sup> covered terrace - a true extension of the interior space, sheltered from view, with two practical storage areas.

The night space offers a master suite with dressing room and private shower room, two additional bedrooms, a bathroom with bathtub as well as a separate laundry room with laundry column.

Two indoor parking spaces (with electric charging station) and a large 15 m<sup>2</sup> cellar complete this rare property.

Owners also benefit from a pleasant living environment with elevator, bicycle and stroller room, playground, as well as indoor and outdoor visitor spaces.

A like-new property, combining modernity, space and serenity, ideal for a family or couple seeking quality of life in a peaceful residential environment, just a few minutes from motorways and Fribourg.

## **SURFACES**

Living area	136.5 m <sup>2</sup>
Terrace surface	35.4 m <sup>2</sup>
Cellar surface	15 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of terraces	1
Location floor	2nd floor
Costs	CHF 570.-/month

## INFORMATION

Year of construction	2022
Basements	1
Heating installation	Floor
Heating system	Heat pump

- Fridge
- Freezer
- Dishwasher
- Shower
- Bath
- Electric car terminal

## PROXIMITY

- Village
- Park
- Green
- Highway entrance/exit

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Quiet
- Covered parking space(s)
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Mosquito screen
- Triple glazing
- Bright/sunny
- Penthouse

## EQUIPMENT

- Fitted kitchen
- Induction cooker

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## ORIENTATION

- South
- West

## EXPOSURE

- Favourable

## VIEW

- Nice view
- With an open outlook
- Fields

## STYLE

- Modern

## FINANCIAL DATA

<b>Price</b>	CHF 895'000.-
<b>Price park. int. ②</b>	CHF 65'000.-
<b>Total price</b>	<b>CHF 960'000.-</b>
<b>Availability</b>	To be discussed

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