

CORPATAUX



Modern, bright attic, not overlooked

CHF 895'000.-

Price of parking place(s) in addition



4.5



3



136.5 m²

n° ref. **043050D**



Switzerland | Sotheby's International Realty
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Switzerland

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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 m² 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 m² 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 m² 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.

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SURFACES

| | |
|-----------------|----------------------|
| Living area | 136.5 m ² |
| Terrace surface | 35.4 m ² |
| Cellar surface | 15 m ² |

CHARACTERISTICS

| | |
|---------------------|-----------------|
| 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 |

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INFORMATION

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

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

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- West

EXPOSURE

- Favourable

VIEW

- Nice view
- With an open outlook
- Fields

STYLE

- Modern

FINANCIAL DATA

| | |
|--------------------|----------------------|
| Price | CHF 895'000.- |
| Price park. int. ② | CHF 65'000.- |
| Total price | CHF 960'000.- |
| Availability | To be discussed |

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