

# MARLY



Open-plan apartment with mountain views

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**CHF 460'000.-**

Price of parking place(s) in addition



3.5



2



~67 m<sup>2</sup>

n° ref. **044808**



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

**Vincent Rossier**

+41 79 246 60 98

[vincent.rossier@swsir.ch](mailto:vincent.rossier@swsir.ch)



## **SITUATION AND DESCRIPTION**

Located on the top floor of the building, this apartment benefits from a beautiful unobstructed view of the mountains, offering a peaceful and privileged living environment.

Its location is ideal: less than 100 meters away are all the daily essentials, shops, public transport and elementary school, allowing you to enjoy optimal living comfort.

Thanks to its double east-west orientation, the dwelling is bathed in light throughout the day, creating a warm and pleasant atmosphere.

A covered parking space, at an additional cost of CHF 30'000.-, a cellar as well as a galetas complete the property.

## **SURFACES**

Living area	~ 67 m <sup>2</sup>
Weighted Surface	~ 71 m <sup>2</sup>
Balcony Surface	~ 8 m <sup>2</sup>
Cellar surface	~ 3 m <sup>2</sup>
Garret surface	~ 26 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of balcony	1
Location floor	Top floor
Costs	CHF 365.-/month

## **DISTANCES**

Public transports	390 m
Primary school	75 m
Secondary school	1105 m
Stores	390 m

## **DISTRIBUTION**

### **Ground floor**

Cellar of 3 m<sup>2</sup>

### **4th floor**

Entrance with wall cabinet  
Closed kitchen  
2 bedrooms  
Bathroom  
Living room with access to balcony  
Balcony

### **Under the roof**

Storage space of 26 m<sup>2</sup>

## INFORMATION

Year of construction	1964
Basements	1
Year of restoration	2010
Heating installation	Radiator
Heating system	Gas

- Laundry
- Bath
- Internet connection
- Interphone

## NEIGHBOURHOOD

- Residential area
- Shops/Stores
- Bus stop
- Primary school
- Secondary school
- Tennis centre
- Indoor swimming pool

## OUTSIDE CONVENIENCES

- Balcony/ies

## INSIDE CONVENIENCES

- Without elevator
- Cellar
- Double glazing
- With front and rear view

## EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher

## FLOOR

- Parquet floor

## CONDITION

- To be refurbished

## ORIENTATION

- East
- West

## VIEW

- Nice view
- Mountains

## FINANCIAL DATA

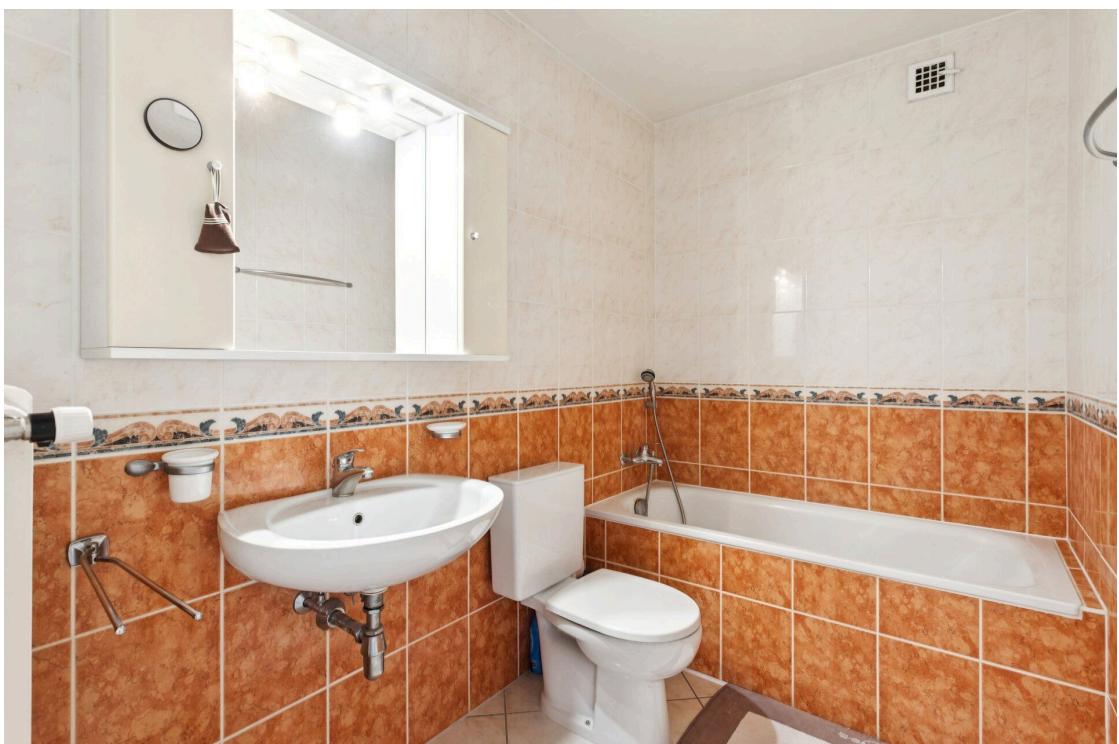
Price	CHF 460'000.-
Price park. int. ①	CHF 30'000.-
<b>Total price</b>	<b>CHF 490'000.-</b>
Availability	To be discussed

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