

VILLARS-SUR-GLÂNE



Large single-storey apartment with private garden and Pre-Alps view

CHF 1'190'000.-

Price of parking place(s) in addition



5.5



3



~142 m²

n° ref. **045936**



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SITUATION AND DESCRIPTION

This 5.5-room single-storey apartment is located in the heart of the village of Villars-sur-Glâne, a commune adjacent to the city of Fribourg, with a breathtaking view of the Fribourg Pre-Alps and less than five minutes' drive from all amenities in a quiet, unoverlooked neighborhood.

Providing 142 sq.m. of living space, this home with its undeniable cachet and beautiful fireplace in the living room offers impeccable comfort and quality of life. Functional, it benefits from a modern kitchen with overhead dishwasher, combi-steamer and pyrolysis oven. In addition, it benefits from a washing machine and dryer connection, Japanese WC and motorized blinds in the living room.

Luminous and enjoying a beautiful unobstructed view of the Fribourg Pre-Alps, it enjoys a veranda that can be fully opened for hot summer days and a pretty

private garden. A covered parking space, an outdoor parking space, a room of approx. 15 m², a wood storage room and a cellar complete this property.

Ideally located on the outskirts of Fribourg, the commune enjoys an advantageous tax rate, excellent sports facilities, optimal public transport service with buses every ten minutes and a train station less than 15 minutes away on foot. Children are naturally very welcome: nursery and elementary school can be reached within a five-minute walk, while secondary schools, colleges and universities are all located in the town of Fribourg.

An ideal place to live for the whole family!

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SURFACES

Living area	~ 142 m ²
Weighted Surface	~ 163 m ²
Garden surface	~ 71 m ²
Terrace surface	~ 41 m ²
Veranda / winter garden surface	~ 11.5 m ²
Cellar surface	~ 12 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	1
Location floor	Ground floor
Costs	CHF 540.-/month
Communal tax	63.9 %

DISTANCES

Station	557 m
Public transports	85 m
Primary school	382 m
Stores	296 m

DISTRIBUTION

- Entrance with wall cabinets
- Living room with fireplace
- Dining room
- Kitchen with sliding door
- 3 bedrooms with possibility of creating an additional one
- Shower room with walk-in shower
- Shower room with large shower that can also double as a bathtub
- Separate toilet with Japanese toilet
- Terrace & private garden

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CONSTRUCTION

Built in 1987, both the building and the apartment are in excellent condition.

Heating is by radiators in the bedrooms and shower room and underfloor for the living areas. It is powered by electricity. The annual cost of heating and electricity, both combined, is around CHF 3,000.--.

The living-room fireplace with heat recuperator offers a cocooning touch in winter and also heats the apartment. The large bay windows and glass veranda bring natural warmth to the apartment.

The bathrooms are distributed as follows: a bathroom with a large shower that can also be used as a bathtub, a shower room with a large walk-in shower and a separate toilet (Geberit Japanese toilet with jet and foehn). A washing machine and dryer connection is present in the apartment and the building also

benefits from a room with blower.

In addition to the private storage room and cellar, a room for storing wood is also available in the basement. A common room is available to each co-owner for meetings, family celebrations or as a games room.

Finally, an elevator serves each floor of the building.

INFORMATION

Year of construction	1987
Basements	1
Year of restoration	2019
Heating installation	Radiator, Floor
Heating system	Electricity

PROXIMITY

- Green
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Primary school
- Sports centre
- Soccer pitch
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Veranda
- Cellar

- Storeroom
- Built-in closet
- Fireplace
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Fridge
- Washing machine
- Shower
- Alarm

FLOOR

- Tiles

ORIENTATION

- South

VIEW

- Nice view
- Clear
- Mountains

FINANCIAL DATA

Price	CHF 1'190'000.-
Price park. int. ①	CHF 30'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 1'235'000.-
Availability	To be discussed

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Bright living room with fireplace



Dining room



Beautiful kitchen with access to the veranda



Large bedroom over 23 m²



Bedroom design proposal



Bedroom



Bedroom with dressing room



Shower room



Bathroom



Access to the veranda from the kitchen



Veranda



Veranda design proposal



Private garden

