

PREZ-VERS-NORÉAZ



Beautiful recent 4.5-room apartment, south-west facing

CHF 695'000.-

Price of parking place(s) in addition



4.5



3



~108.6 m²

n° ref. **046240**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a quiet, residential area of Prez-vers-Noréaz and on the 1st floor of a recent 6-unit building with the same entrance, this apartment is close to the elementary school, a patisserie, a tea-room and a butcher's.

It enjoys a living area of 108.55 m², a large balcony of 17.25 m² with a beautiful release onto greenery and a small stream. Composed of 3 bedrooms, a bathroom with bathtub and a shower room with wash/dry column, it benefits from a beautiful natural luminosity.

An indoor parking space, an outdoor parking space and a cellar complete this property.

The commune of Prez-vers-Noréaz is located at the western end of the Sarine district, on the Fribourg - Payerne axis. By car, you can reach Payerne (13 minutes), Fribourg (18 minutes), Yverdon (35 minutes), Berne (40 minutes) and Lausanne (55 minutes). Children are welcome; the elementary school is less than 10 minutes' walk away.

SURFACES

Living area	~ 108.6 m ²
Weighted Surface	~ 117 m ²
Balcony Surface	~ 17.3 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Location floor	1st floor
Costs	CHF 500.-/month
Communal tax	80 %

ANNEXES

- Internal parking space not included
- External parking space not included

DISTANCES

Public transports	211 m
Primary school	119 m
Stores	4787 m
Restaurants	156 m

DISTRIBUTION**1st floor**

- Entrance hall
- Shower room with wash/dry column
- Bathroom with bathtub
- 3 bedrooms
- Kitchen open to living room
- Access to large balcony

Basements

- Cave n° 11



CONSTRUCTION

The building was built in 2020.

Distance heating is distributed through the floor.

For the comfort of its inhabitants, mosquito screens have been installed on all windows.

INFORMATION

Number of floors above ground	3
Year of construction	2020
Number of flats	6
Basements	1
Heating installation	Floor
Heating system	Distance heating

PROXIMITY

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Primary school
- Horse riding area
- Hiking trails
- Soccer pitch

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator

- Underground car park
- Open kitchen
- Cellar
- Mosquito screen
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Favourable

FINANCIAL DATA

Price	CHF 695'000.-
Price park. int. ①	CHF 30'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 740'000.-
Availability	To be discussed
Judicial form	PPE

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Distribution hall



Bedroom



Bedroom



Bedroom



Bathroom with bath



Shower room with wash column



Kitchen opening onto living room



Bright living room



Large, well-appointed kitchen



Kitchen



Building

