

# VILLARS-SUR-GLÂNE



**EXCLUSIVE ! Beautiful 3.5-room apartment in  
the heart of Cormanon**

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**CHF 730'000.-**

Price of parking place(s) in addition



3.5



2



~91.2 m<sup>2</sup>

n° ref.

**5607071\_044436**



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

**Carole Clément**

+41 79 781 41 36

carole.clement@swsir.ch



## SITUATION AND DESCRIPTION

ASWITZERLAND SOTHEBY'S INTERNATIONAL REALTY  
EXCLUSIVE!

Located on the edge of the Cormoran urban park, this apartment enjoys a quiet environment yet is just a stone's throw from all amenities.

Located on the 1st floor, it boasts a living area of approx. 91 m<sup>2</sup>, with spacious, bright rooms.

Largely glazed, the living area comprises a semi-open-plan kitchen, a dining area and a living room with a spacious balcony of approx. 33 m<sup>2</sup>. The latter offers an unobstructed view of the urban park and the city of Fribourg.

The two bedrooms benefit from pleasant surfaces and one of them has direct access to the balcony.

A storeroom on the balcony and a 7 m<sup>2</sup> cellar complete this property. In addition, you can purchase an indoor parking space for a further CHF 30,000.

Ideally located on the outskirts of Fribourg, the commune of Villars-sur-Glâne boasts an advantageous tax rate, excellent sports facilities, forest trails, numerous activities and societies, optimal public transport services with buses every ten minutes and a railway station, as well as the A12 freeway nearby. Children are naturally very welcome: nursery and elementary school can be reached within a five-minute walk, while secondary schools, colleges and universities are located in the city of Fribourg.

## SURFACES

Living area	~ 91.2 m <sup>2</sup>
Balcony Surface	~ 33.6 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of levels	1
Number of balcony	1
Location floor	1st floor
Communal tax	63.9 %

## ANNEXES

- Reduced space on the balcony
- Cellar
- Underground parking space for CHF 30'000.- extra

## DISTANCES

Station	1500 m
Public transports	180 m
Freeway	1100 m
Nursery school	270 m
Primary school	360 m
Secondary school	1700 m
College / University	1700 m
Stores	200 m
Post office	200 m
Bank	700 m
Hospital	700 m
Restaurants	200 m

## DISTRIBUTION

- Entrance hall with wall cabinets
- Living room with semi-open kitchen, dining area and living room with large balcony
- Bedroom with access to balcony
- Bathroom with shower/WC
- Bedroom
- Bathroom with bathtub/WC and laundry column



## CONSTRUCTION

Constructed in 2006, the building comprises 26 condominium lots distributed over 8 levels.

The apartment is in very good condition and requires no work.

The finishes and materials selected are sober and modern. The floor is covered with light-colored tiles in the kitchen, living room and bathrooms, and parquet flooring in the bedrooms.

Finally, the heating is produced by gas and is distributed to the floor and by radiators.

## INFORMATION

Year of construction	2006
Year of restoration	2024
Heating installation	Radiator, Floor
Heating system	Gas

- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

## NEIGHBOURHOOD

- City centre
- Park
- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Tennis centre
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

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

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Built-in closet
- Double glazing
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine

## FINANCIAL DATA

<b>Price</b>	CHF 730'000.-
<b>Price park. int. ①</b>	CHF 30'000.-
<b>Total price</b>	<b>CHF 760'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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- Dryer
- Shower
- Bath
- Interphone
- Ventilation
- Outdoor lighting

#### **FLOOR**

- Tiles
- Parquet floor

#### **CONDITION**

- Very good

#### **ORIENTATION**

- North
- West

#### **EXPOSURE**

- Optimal

#### **VIEW**

- Nice view
- Clear
- Fields
- Forest

#### **STYLE**

- Modern



The semi-open kitchen



The semi-open kitchen



The living room



The living room



Room with balcony access



Room



The bathroom with wash column



The shower room



The balcony



The balcony



The balcony



The view



The view



The building



The building