

VUISTERNENS-EN-OGOZ



Ideal for investors: renovated apartment
rented out

CHF 375'000.-

Price of parking place(s) in addition



3



2



~61 m²

n° ref. **043430D**



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SITUATION AND DESCRIPTION

This charming 3-room apartment, located on the second floor of a small 10-unit building, was completely renovated in 2024 with quality materials.

It features two large, bright bedrooms and a kitchen opening onto a pleasant living room giving access to a spacious balcony equipped with a manual awning. Thanks to its ideal orientation, the latter allows you to take full advantage of beautiful summer days.

The bathroom, equipped with a bathtub and a window, completes the living space. A shared laundry room is also available.

For storage, the apartment benefits from a large cellar as well as a galetas located in the attic.

Finally, two outdoor parking spaces, offered in addition for a total of CHF 20'000.

Located in the commune of Gibloux, in the heart of the Sarine district, the village of Vuisternens-en-Ogoz captivates with its peaceful atmosphere and verdant surroundings.

Inhabitants benefit from essential amenities such as bus stops, a restaurant and a cheese dairy.

Families will appreciate the presence of an elementary school directly in the village, while the cycle d'orientation is located in Farvagny.

At just a twenty-minute drive from Bulle, Fribourg or Romont, Vuisternens-en-Ogoz benefits from a strategic location, making it easy to reach the main neighboring towns.

SURFACES

Living area	~ 61 m ²
Weighted Surface	~ 67 m ²
Balcony Surface	~ 11 m ²

CARACTERISTICS

Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Location floor	1st floor
Communal tax	0.82 %

ANNEXES

- Two outdoor parking spaces

DISTANCES

Public transports	173 m
Primary school	488 m
Stores	1895 m
Restaurants	376 m

DISTRIBUTION**1st floor**

- Entrance hallway with storage cupboards
- Two bedrooms
- Open kitchen
- Living room
- Bathroom
- Balcony

Under the roof

- Galetas

Basements

- Cave



CONSTRUCTION

Constructed in 1963, this building has undergone several renovations, including the refurbishment of the facades as well as the replacement of the front door.

The heating is currently provided by an oil-fired system, with distribution via radiators.

The apartment, meanwhile, has benefited from a complete renovation.

The floor is tiled, the kitchen and bathroom are new, as are the doors and windows, now triple-glazed.

INFORMATION

Year of construction	1963
Number of flats	10
Year of restoration	2024
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- Village
- Green
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Parking

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Cellar
- Garret
- Unfurnished

- Built-in closet
- Triple glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Laundry
- Bath

FLOOR

- Tiles

CONDITION

- Renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Fields

FINANCIAL DATA

Price	CHF 375'000.-
Price park.ext @	CHF 20'000.-
Total price	CHF 395'000.-
Availability	To be discussed
Judicial form	En PPE

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STYLE

- Modern





