

VILLARS-SUR-GLÂNE



Exceptional penthouse with panoramic view in
a modern eco-neighborhood

CHF 1'450'000.-

Price of parking place(s) in addition



5.5



4



~129.4 m²

n° ref. **033728LR**



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

Alexandre Baechler

+41 79 614 64 86

alexandre.baechler@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

An eco-district of homes to go green

Located at the gates of Fribourg, phase II of the "Impasse de Champ Rond" promotion is made up of 4 buildings offering 76 apartments of 2.5, 3.5, 4.5 and 5.5 rooms. All the apartments are arranged in such a way as to take full advantage of generous volumes and beautiful light. Indeed, its orientation guarantees clearance and exceptional sunshine.

The project, which aims to be family-oriented, is ideally located in Matran. All amenities are easily accessible. The eco-district, crossed by an alley of lime trees and plane trees, offers a superior living environment, in total harmony with a new housing philosophy, more in line with the considerations and awareness of our time.

Discover your future living space by contacting our team for a complete presentation of the project and benefit from personalized advice from our brokers.

You will find more information about this new construction on <https://www.champ-rond.ch>

SURFACES

| | |
|------------------|------------------------|
| Living area | ~ 129.4 m ² |
| Weighted Surface | ~ 164.5 m ² |
| Balcony Surface | ~ 105.3 m ² |

CARACTERISTICS

| | |
|---------------------|-----------|
| Number of rooms | 5.5 |
| Number of bedrooms | 4 |
| Number of bathrooms | 2 |
| Location floor | 3rd floor |

DISTANCES

| | |
|----------------------|--------|
| Station | 1200 m |
| Public transports | 320 m |
| Freeway | 1300 m |
| Nursery school | 680 m |
| Primary school | 680 m |
| Secondary school | 3000 m |
| Secondary II school | 5500 m |
| College / University | 4900 m |
| Stores | 935 m |
| Post office | 675 m |
| Bank | 1600 m |
| Hospital | 4200 m |
| Restaurants | 445 m |

INFORMATION

| | |
|-------------------------------|------------------|
| Heating installation | Floor |
| Domestic water heating system | Distance heating |
| Heating system | Distance heating |

NEIGHBOURHOOD

- Village
- Park
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Primary school
- Sports centre
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park

- Open kitchen
- Dressing
- Pantry
- Cellar
- Built-in closet
- Connected thermostat
- Triple glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Photovoltaic panels
- Electric blind
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- West

FINANCIAL DATA

| | |
|--------------------|------------------------|
| Price | CHF 1'450'000.- |
| Price park. int. ② | CHF 80'000.- |
| Total price | CHF 1'530'000.- |
| Availability | To be discussed |
| Judicial form | En PPE |

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

EXPOSURE

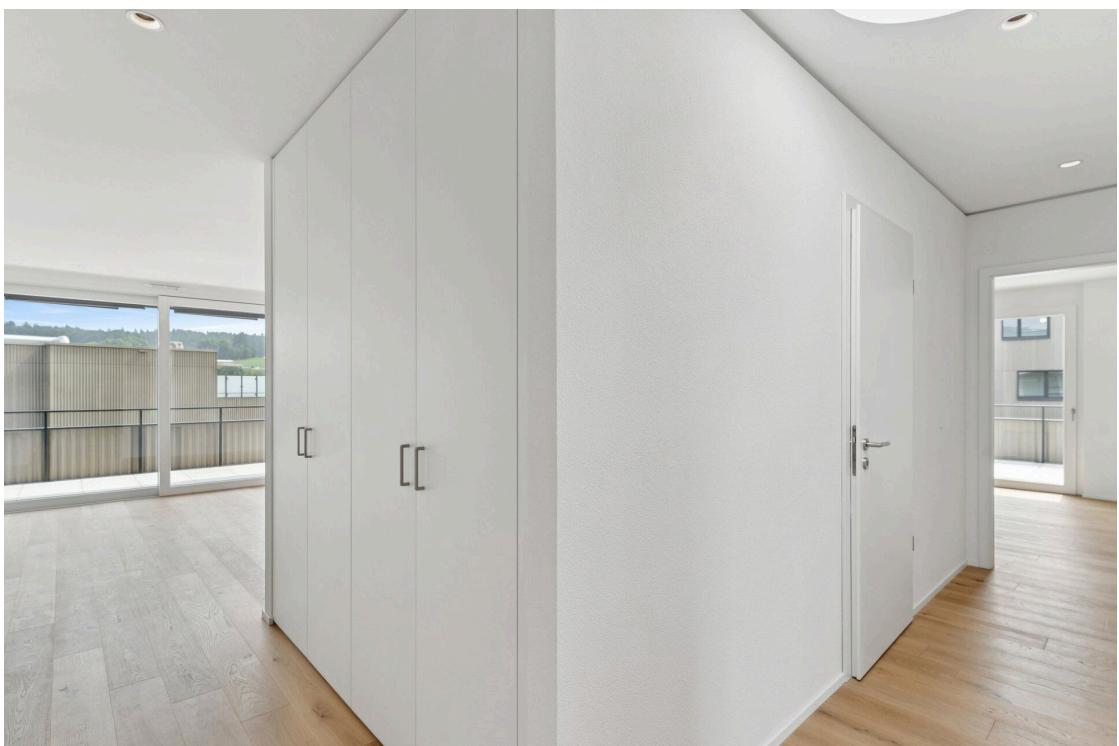
- Optimal
- All day

VIEW

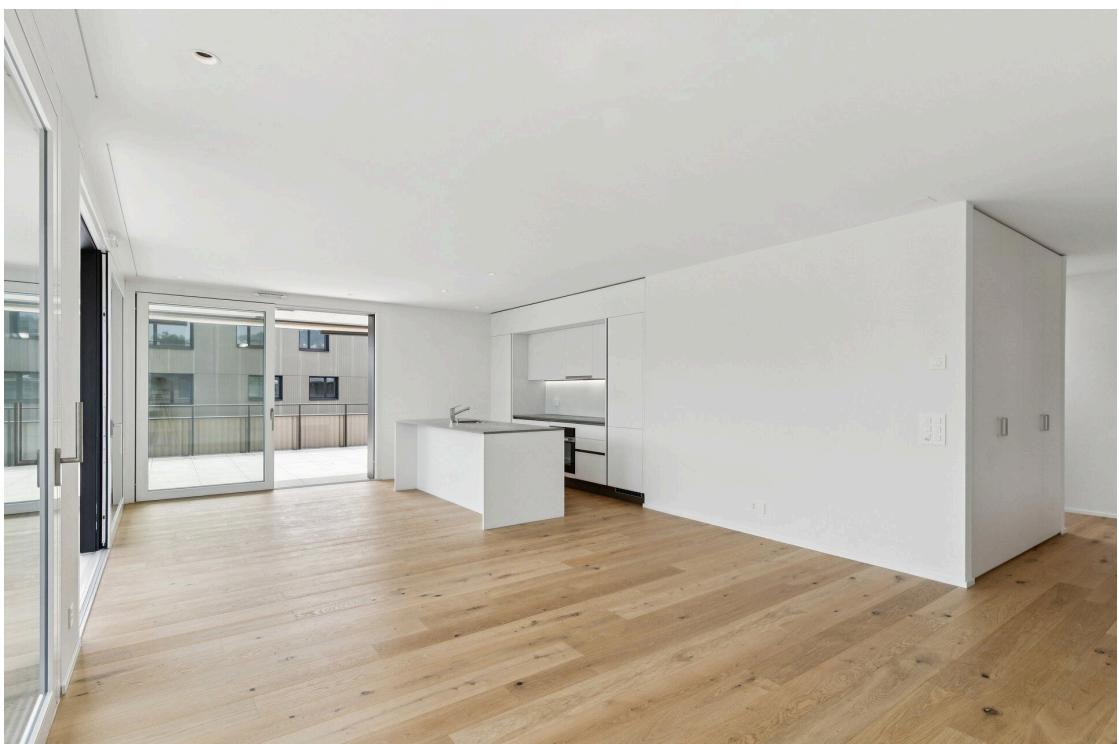
- Clear
- Rural

STYLE

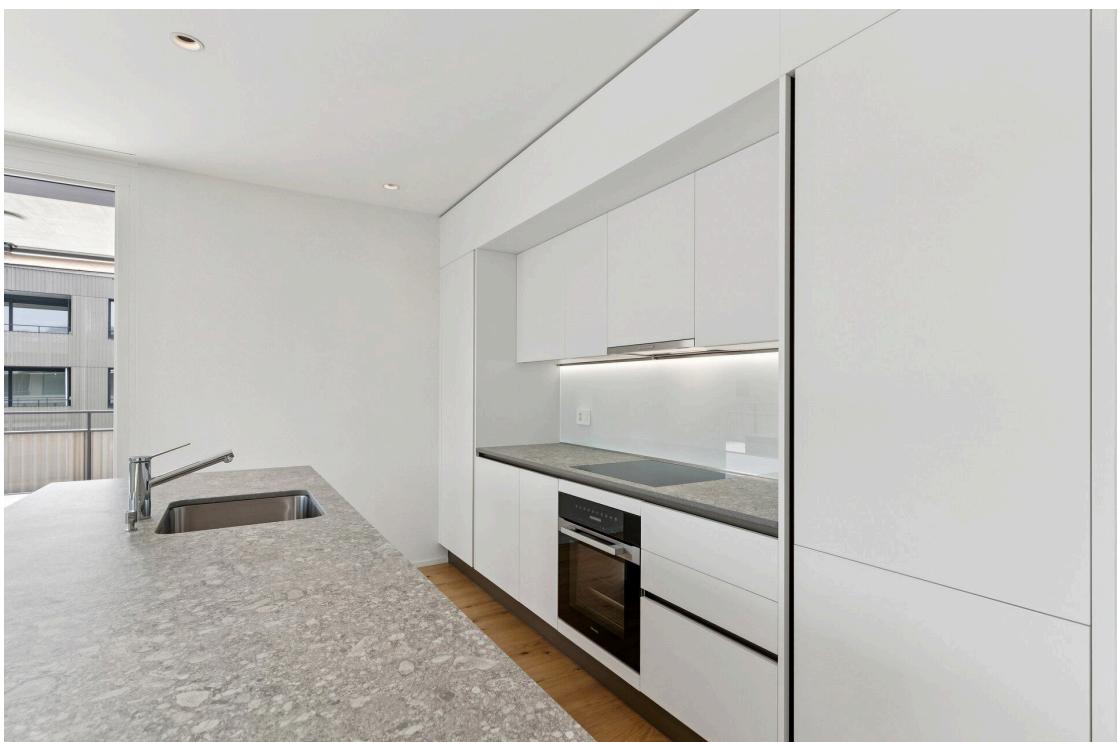
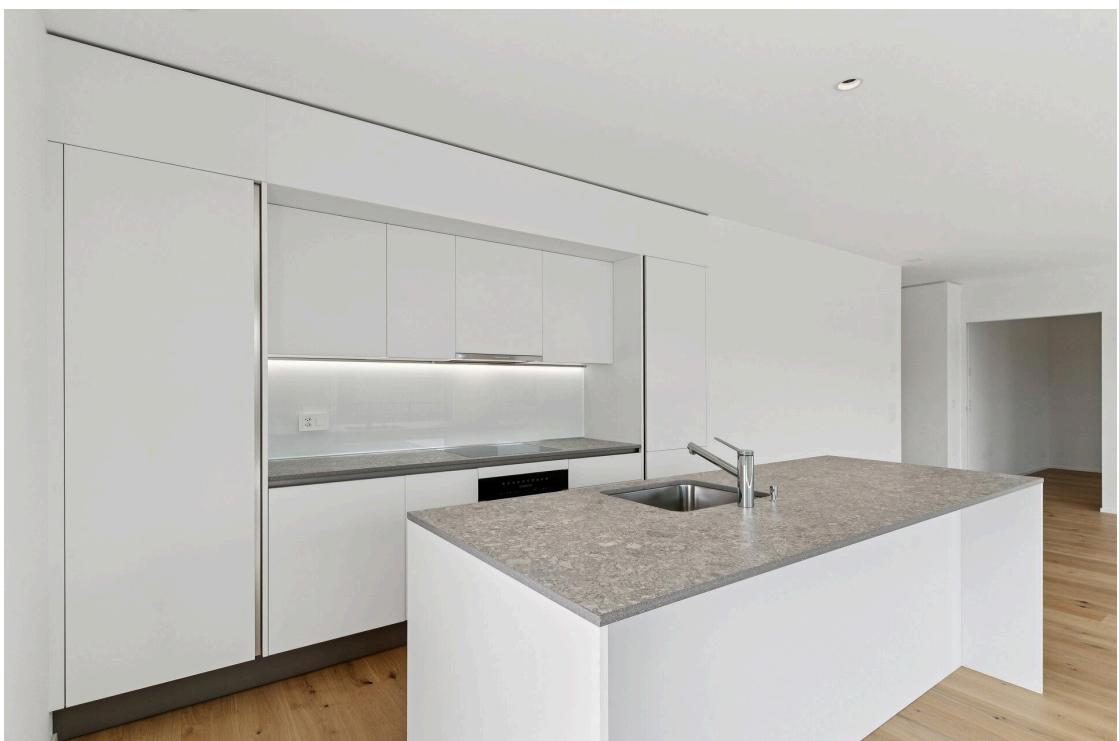
- Modern

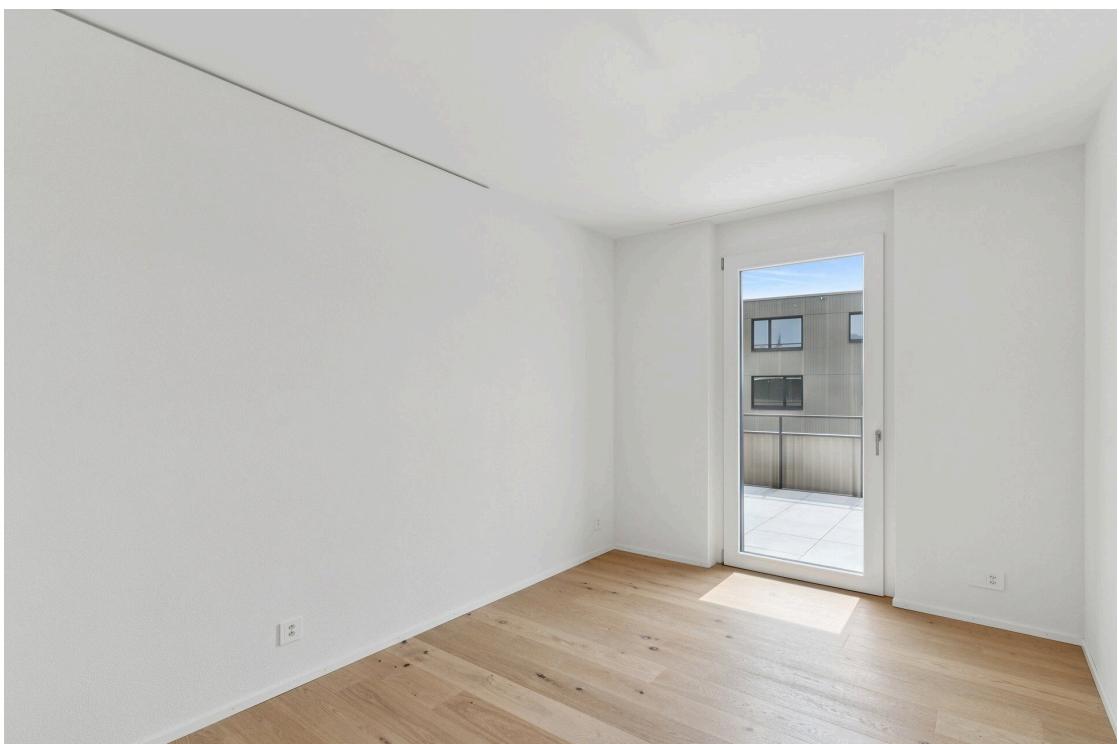
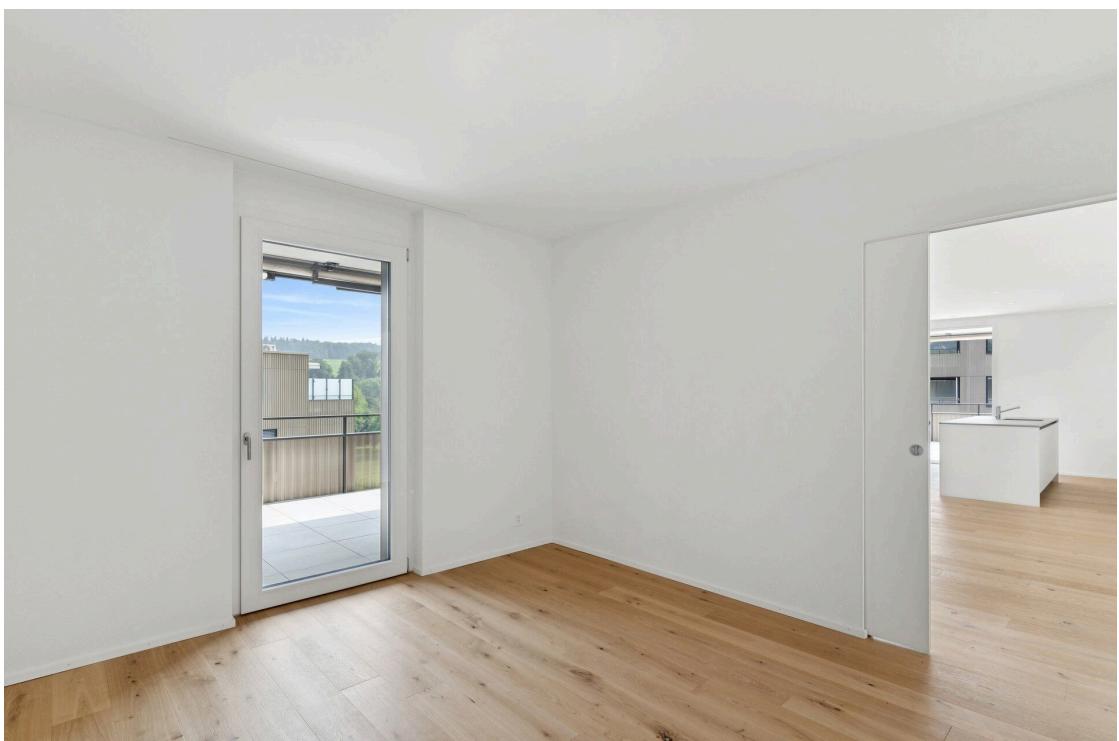


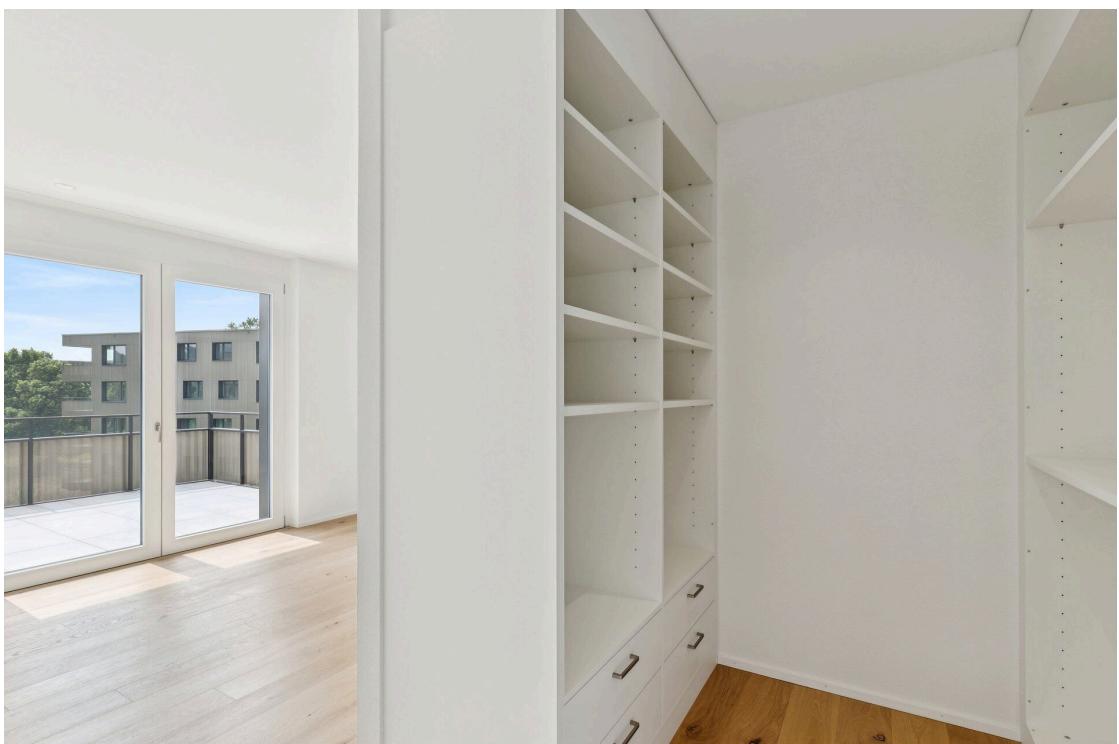
Switzerland | Sotheby's
INTERNATIONAL REALTY

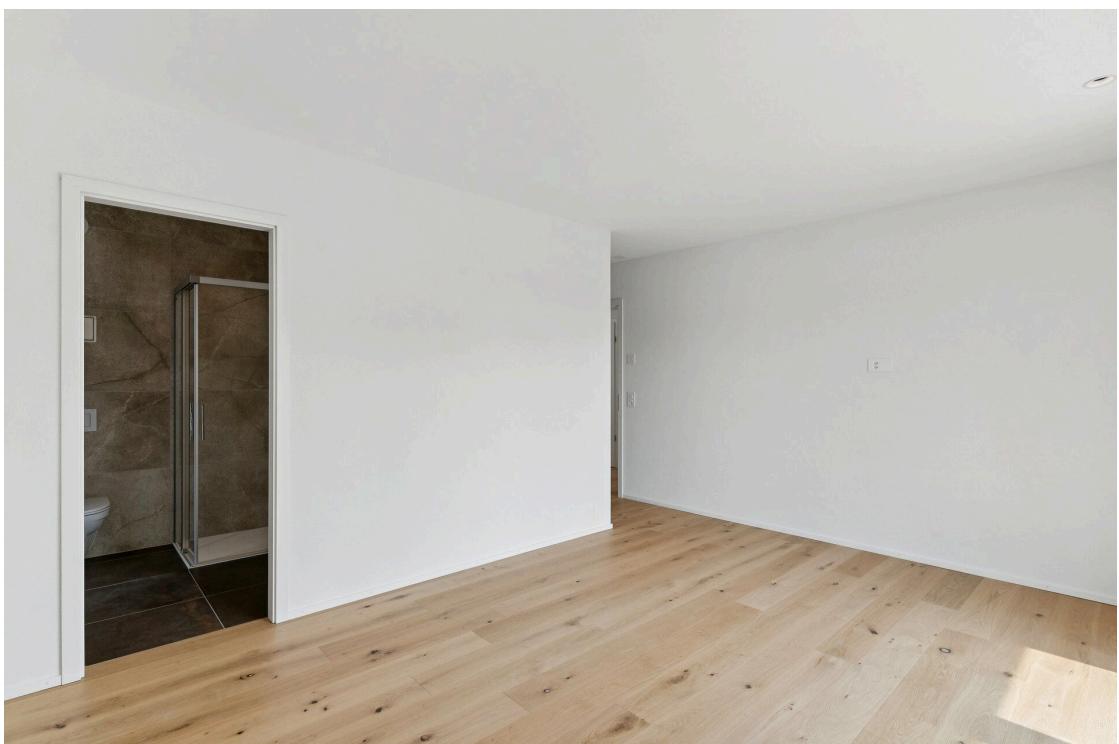


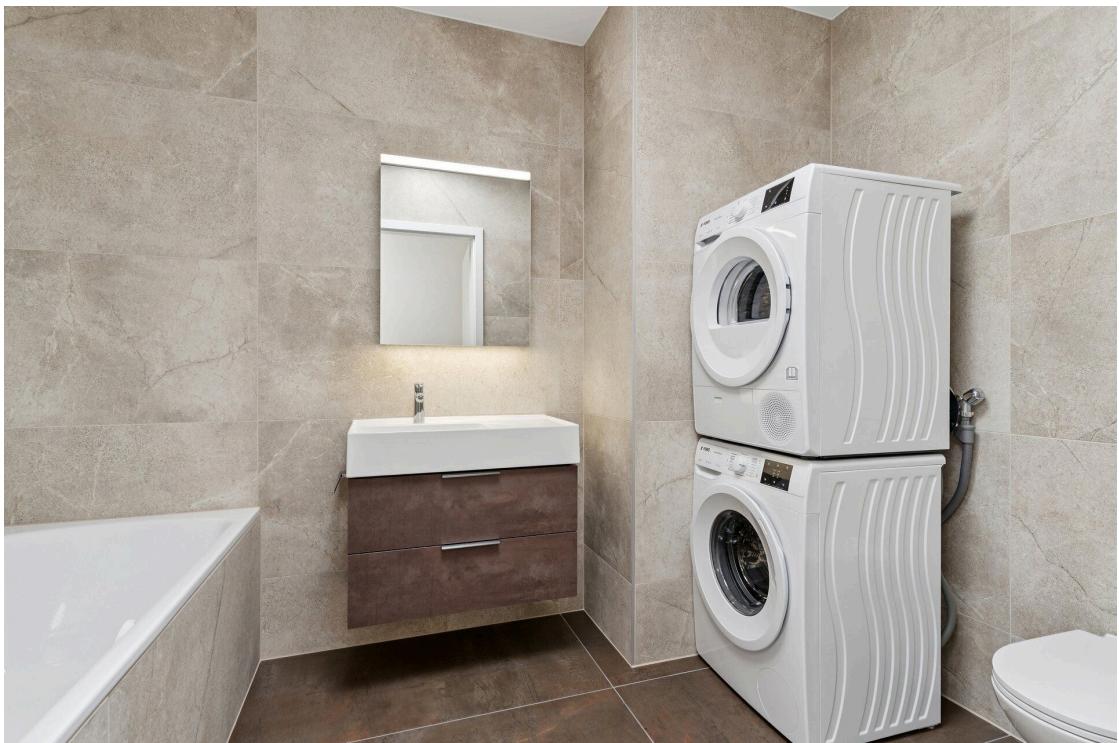
www.switzerland-sothebysrealty.ch

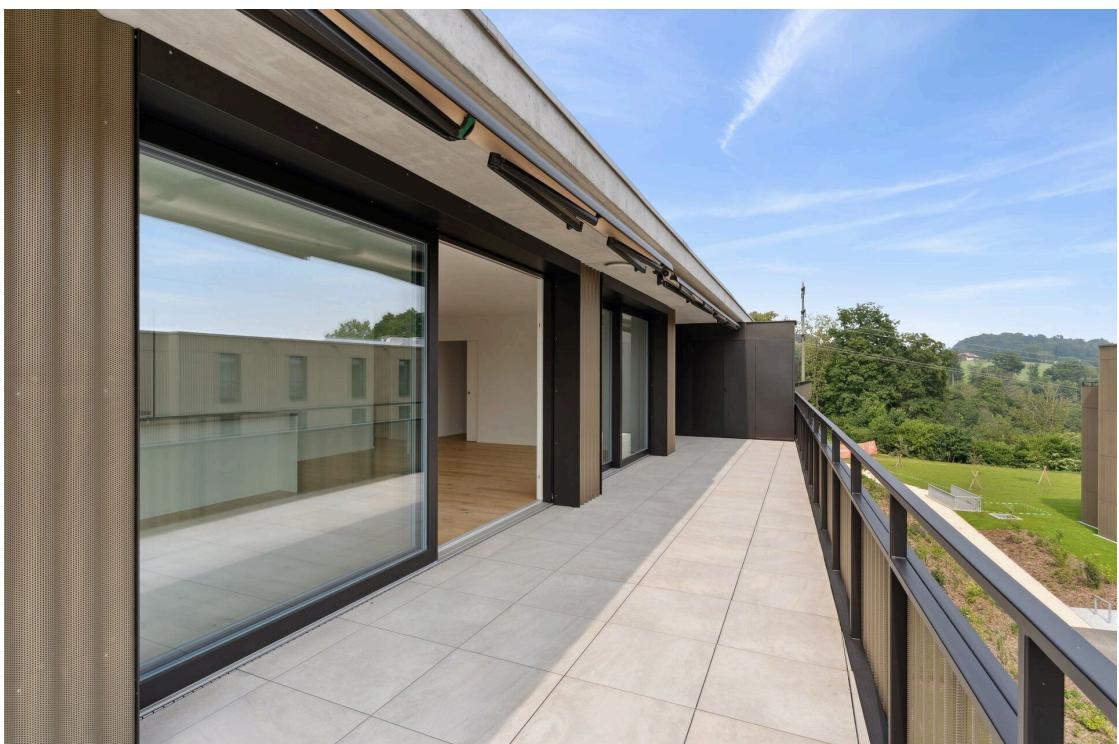










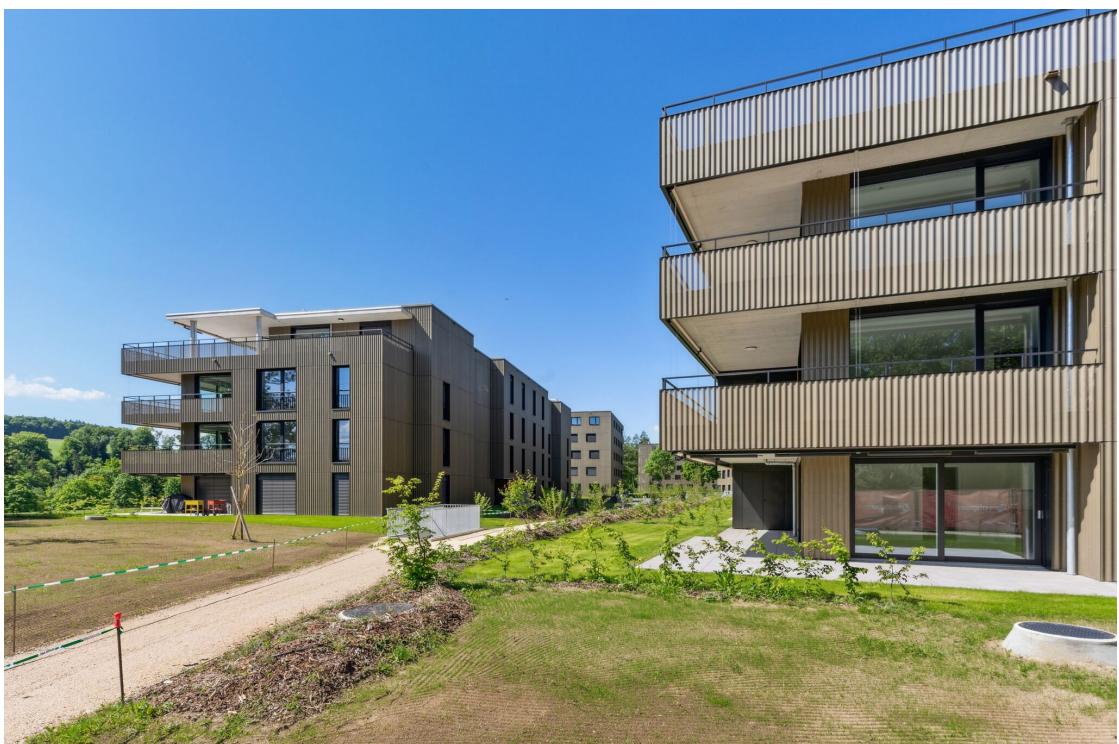








Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch



Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch