

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 Pérolles 16, 1700 Fribourg

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SITUATION AND DESCRIPTION

An eco-district of homes to go green

Located at the gates of Fribourg, phase II of the "Impasse de Champ Riond" 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-riond.ch>

Switzerland

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INTERNATIONAL REALTY

SURFACES

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

CHARACTERISTICS

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

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EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Rural

STYLE

- Modern



























