

POSIEUX



Beautiful apartment in a family neighborhood

CHF 670'000.-

Price of parking place(s) in addition



4.5



3



~105 m²

n° ref. **045248**



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

Carole Clément
+41 79 781 41 36
carole.clement@swsir.ch



SITUATION AND DESCRIPTION

Located in a green, residential area, just a few minutes from the city of Fribourg, this 4.5-room apartment on the 2nd floor of a condominium complex is the ideal property for your family.

It boasts approx. 105 m² of living space, and the layout of its rooms makes it a functional, family-friendly and pleasant apartment to live in.

The south-facing balcony and the large communal garden offer plenty of space for your children to play.

A cellar, a garage box and an outdoor parking space complete this property.

The commune of Hauterive FR enjoys a privileged location just ten minutes from the city of Fribourg and a few minutes from the A12 freeway entrance and exit and major shopping centers. It offers its residents a real quality of life, thanks in particular to its infrastructure, such as the new school, sports center and soccer pitch, as well as its natural surroundings and numerous walking opportunities.

The neighborhood is perfectly suited to families, and children will be able to get to the kindergarten and elementary school located just a few minutes away on foot.

SURFACES

Living area	~ 105 m ²
Weighted Surface	~ 110 m ²
Balcony Surface	~ 9.6 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Location floor	2nd floor
Costs	CHF 550.-/month
Communal tax	0.74 %

ANNEXES

- Cellar
- Garage box
- Outdoor parking space

DISTANCES

Station	2800 m
Public transports	80 m
Freeway	2100 m
Nursery school	600 m
Primary school	600 m
Stores	300 m
Post office	650 m
Bank	550 m
Hospital	5000 m
Restaurants	550 m

DISTRIBUTION

- Entrance hall
- WC / shower
- 3 bedrooms
- Bathroom
- Open kitchen
- Dining area
- Living room
- Balcony
- Shared garden



CONSTRUCTION

Built in 2004, the apartment is in well-maintained condition.

For your convenience, it has its own washer-dryer column.

Floors are tiled in the kitchen, living room and bathrooms, and parquet in the bedrooms.

Wall cupboards in the entrance provide all the space you need for your belongings.

Heating is produced with oil and distributed through the floor.

INFORMATION

Year of construction
Heating installation
Heating system

2004
Floor
Fuel oil

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Preschool
- Primary school
- Sports centre
- Hiking trails
- Bike trail
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet

- Greenery
- Box

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Bicycle storage
- Built-in closet
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Interphone
- Caretaker

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price	CHF 670'000.-
Price park. int. ①	CHF 30'000.-
Price park.ext ①	CHF 10'000.-
Total price	CHF 710'000.-
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.

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Garden
- Mountains

STYLE

- Modern



The dining room



The living room



The living room



The corridor



Bedroom 1



Bedroom 2



Bedroom 3



The bathroom



The shower room



The balcony



The building



The building