

# BELFAUX



Bel Horizon  
Belfaux

**CHF 1'090'000.-**

Price of parking place(s) in addition



4.5



3



~130.9 m<sup>2</sup>

n° ref.

**035539.035539-**



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## SITUATION AND DESCRIPTION

Located in the charming commune of Belfaux, in the immediate vicinity of Fribourg, the Bel Horizon project comprises three small buildings with a total of 8 apartments. The homes, ranging from 3.5 to 5.5 rooms, offer generous floor areas from 92 to 131 sq.m., with bright, perfectly laid-out living spaces.

Located in a green, peaceful environment, the project combines modernity and serenity, while benefiting from close proximity to amenities and access to the city.

Covered parking spaces are available at an additional cost of CHF 30,000 per unit, over and above the sale price of the apartments.

**SURFACES**

Living area	~ 130.9 m <sup>2</sup>
Weighted Surface	~ 166.3 m <sup>2</sup>
Balcony Surface	~ 29.3 m <sup>2</sup>
Garden surface	~ 88.7 m <sup>2</sup>
Terrace surface	~ 28.3 m <sup>2</sup>
Cellar surface	~ 7.6 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Location floor	Ground floor

**DISTANCES**

Station	354 m
Public transports	238 m
Primary school	581 m
Stores	245 m
Post office	241 m
Restaurants	269 m

**DISTRIBUTION****Ground floor**

- distribution hall
- Living room of over 50 m<sup>2</sup> with kitchen open to dining room and living room
- Access to balcony / terrace
- 3 bedrooms, 1 en suite with private bathroom
- storeroom
- shower room
- guest WC

**Basements**

- Cellar
- Parking space (extra charge)

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## LOCATION

Just 5 kilometers from Fribourg, the commune of Belfaux enjoys a privileged location in the heart of the canton of Fribourg. Surrounded by Corminboeuf, Givisiez, Grolley, La Sonnaz, Misery-Courtion and Ponthaux, it offers a peaceful living environment, while remaining close to urban centers and their amenities. The commune boasts an efficient public transport network, with regular bus routes as well as two regional rail lines. The Belfaux railway station, located on the transverse Broye line of the Swiss Federal Railways (SBB), facilitates travel to the region's main destinations.

By car, motorway routes are quickly accessible, providing access to:

- Fribourg in 10 minutes,
- Berne in 30 minutes,
- Neuchâtel in 45 minutes.

## MUNICIPALITY

Belfaux is a Fribourg commune in the Sarine district, with a population of over 3,500. This village on a human scale appeals for its balance between residential areas, modern infrastructures and vast agricultural and wooded areas.

The commune offers numerous shops, restaurants, a pharmacy and an active community network, providing all the amenities needed for daily life. Children benefit from an on-site nursery and elementary school, while secondary school pupils join the Cycle d'orientation de Jolimont in Fribourg.

Belfaux thus stands out for its harmonious living environment, excellent transport connections and vibrant local life.

## CONSTRUCTION

The project stands out for its contemporary architectural design, with facades partially in wood, adding a touch of modernity! Customizable finishes

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give you the opportunity to create a space to suit your image, with budgets and materials detailed in the technical description.

In terms of energy performance, the project complies with current standards: including triple glazing, solar panels, a heat pump fed by geothermal probes, and distributed underfloor heating.

Construction is scheduled to start in spring 2025.

**INFORMATION**

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

**NEIGHBOURHOOD**

- Village
- Villa area
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Horse riding area
- Sports centre
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Covered parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Open kitchen

- Guests lavatory
- Cellar
- Built-in closet
- Connected thermostat
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Electric blind
- Interphone
- Ventilation

**FLOOR**

- At your discretion
- Tiles
- Parquet floor

**CONDITION**

- New

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**FINANCIAL DATA**

<b>Price</b>	<b>CHF 1'090'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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**VIEW**

- Nice view
- Clear
- Rural

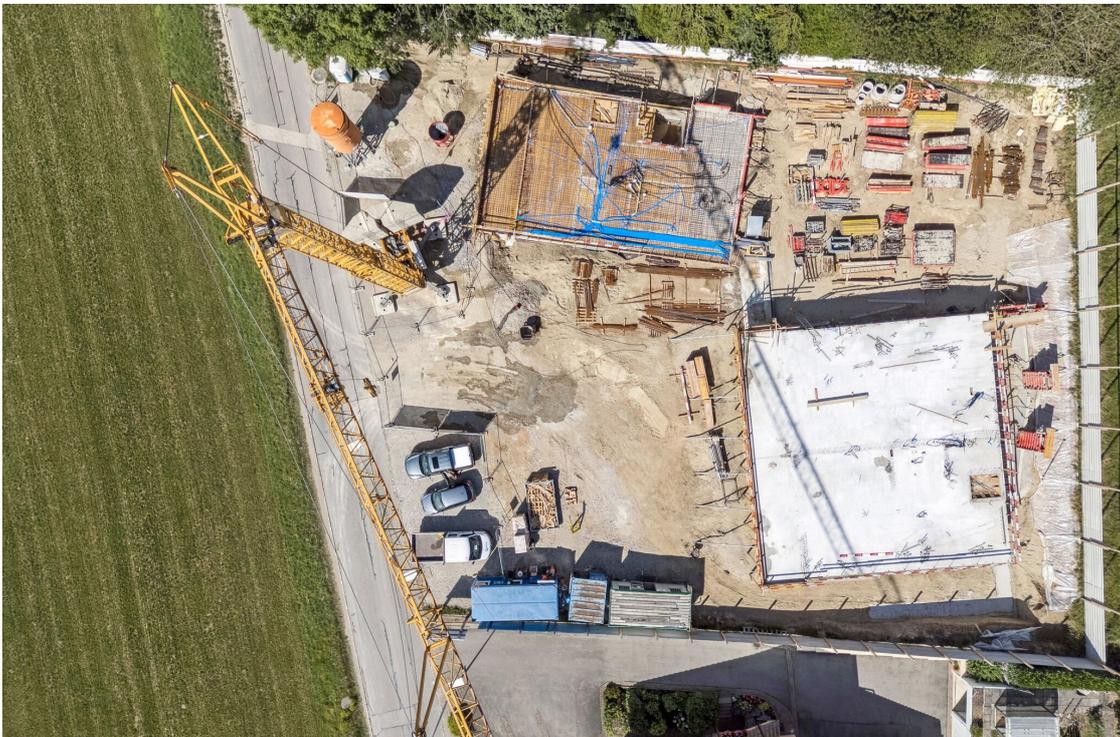
**STYLE**

- Modern









**Bel Horizon**

1782 Belfaux, Belfaux

Reference	Batch	Type	Rooms	Floor	Living surface	Balanced surface	Cellar surface	Garden surface	Terrace surface	Balcony surface	Price	Status
035539.035539-A	FOR SALE											
<b>035539.035539-A.039751.A1</b>	<b>A1</b>	<b>Custom-built apartment</b>	<b>4.5</b>	<b>Ground floor</b>	<b>130.9 m<sup>2</sup></b>	<b>166.3 m<sup>2</sup></b>	<b>7.6 m<sup>2</sup></b>	<b>88.7 m<sup>2</sup></b>	<b>28.3 m<sup>2</sup></b>	<b>29.3 m<sup>2</sup></b>	<b>CHF 1'090'000.-</b>	<b>For sale</b>
035539.035539-A.039752.A2	A2	Custom-built apartment	5.5	1st floor	130.9 m <sup>2</sup>	159.2 m <sup>2</sup>	8.8 m <sup>2</sup>	-	-	50.7 m <sup>2</sup>	CHF 1'120'000.-	For sale
035539.035539-B	FOR SALE											
035539.035539-B.039753.B1	B1	Custom-built apartment	4.5	Ground floor	96.6 m <sup>2</sup>	123.6 m <sup>2</sup>	7.4 m <sup>2</sup>	137.9 m <sup>2</sup>	32.7 m <sup>2</sup>	-	CHF 850'000.-	For sale
035539.035539-B.039754.B2	B2	Custom-built apartment	4.5	1st floor	104.8 m <sup>2</sup>	119.3 m <sup>2</sup>	-	-	7.4 m <sup>2</sup>	24.1 m <sup>2</sup>		Sold
035539.035539-B.039755.B3	B3	Custom-built apartment	4.5	2nd floor	104.7 m <sup>2</sup>	119.3 m <sup>2</sup>	7.4 m <sup>2</sup>	-	-	24.1 m <sup>2</sup>		Sold
035539.035539-C	FOR SALE											
035539.035539-C.039756.C1	C1	Custom-built apartment	3.5	Ground floor	91.9 m <sup>2</sup>	129.1 m <sup>2</sup>	7.4 m <sup>2</sup>	114.4 m <sup>2</sup>	70.4 m <sup>2</sup>	-		Sold
035539.035539-C.039757.C2	C2	Custom-built apartment	3.5	1st floor	98.9 m <sup>2</sup>	113 m <sup>2</sup>	7.4 m <sup>2</sup>	-	-	23.2 m <sup>2</sup>		Sold
035539.035539-C.039758.C3	C3	Custom-built apartment	3.5	2nd floor	98.9 m <sup>2</sup>	113 m <sup>2</sup>	7.4 m <sup>2</sup>	-	-	23.2 m <sup>2</sup>		Sold

Surface calculation method: According to USPI standards, service ducts and load-bearing walls are excluded.



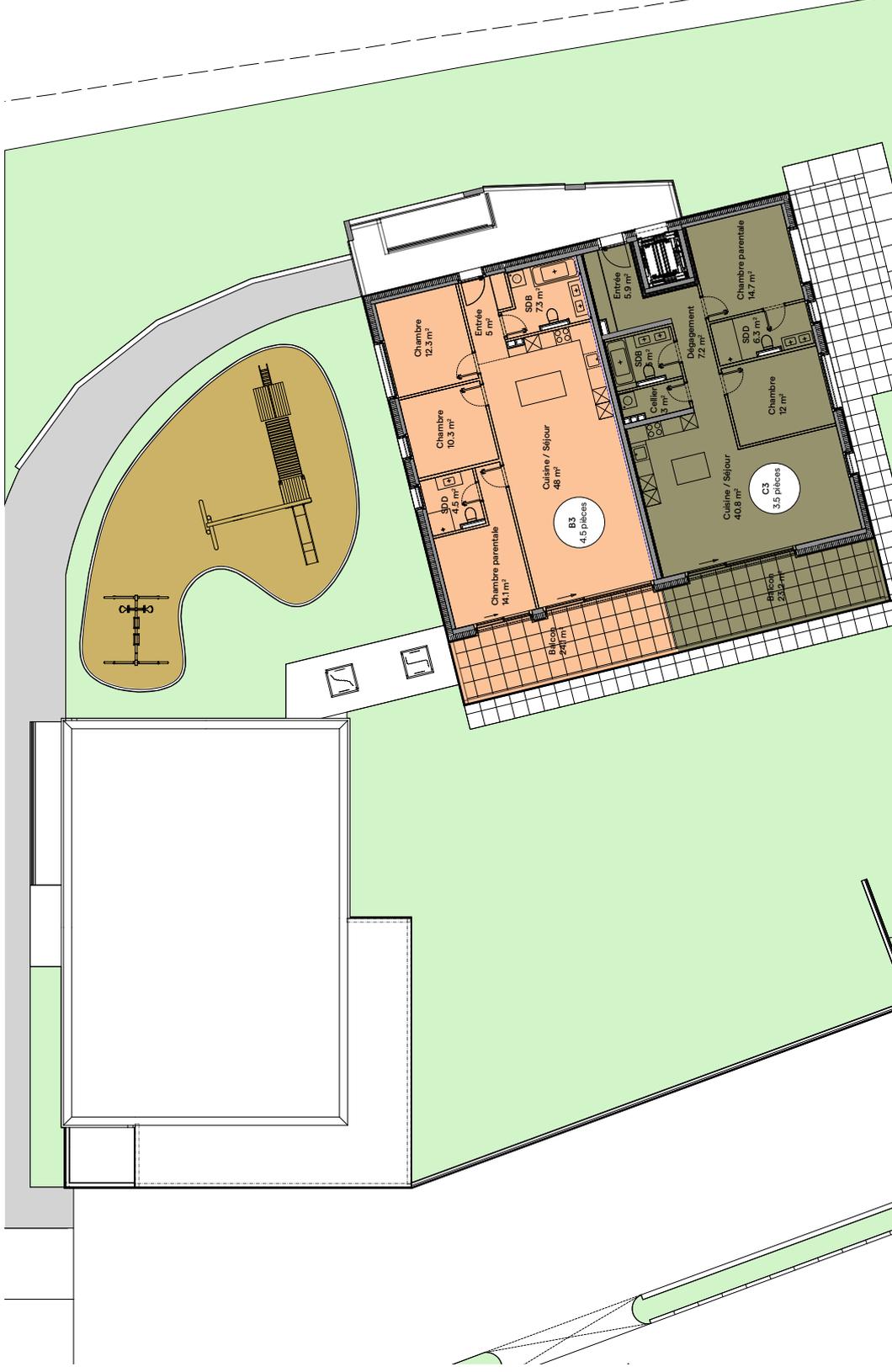
Lot	Nb de pièces	Orientation	Surface habitable	Surface terrasse	Surface balcon	Surface jardin	Surface de vente
A1	4.5	S-O	130.9 m <sup>2</sup>	28.3 m <sup>2</sup>	29.3 m <sup>2</sup>	88.7 m <sup>2</sup>	166.29 m <sup>2</sup>
B1	4.5	O	96.6 m <sup>2</sup>	32.7 m <sup>2</sup>	/	137.9 m <sup>2</sup>	123.63 m <sup>2</sup>
C1	3.5	S-O	92 m <sup>2</sup>	70.4 m <sup>2</sup>	/	114.4	129.11 m <sup>2</sup>

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements/cage d'escalier/ascenseur.  
Les terrasses sont comptées pour 1/3, les balcons pour 1/2, les caves pour 1/3 et les jardins pour 1/10. Surfaces indicatives, ce document est non contractuel.



Lot	Nb de pièces	Orientation	Surface habitable	Surface balcon	Surface de vente
<b>A2</b>	<b>5.5</b>	S-O	130.9 m <sup>2</sup>	50.7 m <sup>2</sup>	159.19 m <sup>2</sup>
<b>B2</b>	<b>4.5</b>	O	104.8 m <sup>2</sup>	24.1 m <sup>2</sup>	119.27 m <sup>2</sup>
<b>C2</b>	<b>3.5</b>	S-O	98.9 m <sup>2</sup>	23.2 m <sup>2</sup>	112.99 m <sup>2</sup>

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Les terrasses sont comptées pour 1/2, les balcons pour 1/3, les caves pour 1/3 et les jardins pour 1/10. Surfaces indicatives, ce document est non contractuel.



Lot	Nb de pièces	Orientation	Surface habitable	Surface balcon	Cave	Surface de vente
<b>B3</b>	<b>4.5</b>	O	104.8 m <sup>2</sup>	24.1 m <sup>2</sup>	7.4 m <sup>2</sup>	119.27 m <sup>2</sup>
<b>C3</b>	<b>3.5</b>	S-O	98.9 m <sup>2</sup>	23.2 m <sup>2</sup>	7.4 m <sup>2</sup>	112.99 m <sup>2</sup>

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Les terrasses sont comptées pour 1/3, les balcons pour 1/2, les caves pour 1/3 et les jardins pour 1/10. Surfaces indicatives, ce document est non contractuel.

