

EPENDES FR



Praz Melley - Lot A8
Ependes

CHF 700'000.-



3.5



96.8 m²

n° ref.

038915.038915-



Switzerland | Sotheby's International Realty
Boulevard de Pérolles 16, 1701 Fribourg

Surya Ecabert-Cotting
+41 79 963 71 98
surya.ecabert@swsir.ch



SITUATION AND DESCRIPTION

Located in the charming commune of Ependes, near Fribourg, the "Praz Melley" project comprises 2 buildings with a total of 18 apartments. Typologies vary from 2.5 to 5.5 rooms, with floor areas ranging from 64 to 136 m², offering generous, well-appointed living spaces.

Nested in a verdant setting, this project combines modernity and tranquility, ideal for those seeking a peaceful living environment while remaining close to urban amenities.

Covered parking spaces are available for CHF 30,000 each, in addition to the sale price of each apartment

SURFACES

Living area	96.8 m ²
Weighted Surface	108.4 m ²
Balcony Surface	23.2 m ²

CHARACTERISTICS

Number of rooms	3.5
Location floor	2nd floor

DISTANCES

Public transports	295 m
Nursery school	339 m
Primary school	339 m
College / University	4380 m
Stores	213 m
Post office	216 m
Bank	244 m
Hospital	3178 m
Restaurants	254 m

Switzerland

Sotheby's
INTERNATIONAL REALTY



LOCATION

Located just 6 kilometers from Fribourg, the commune of Ependes offers a pleasant, peaceful living environment in the heart of the canton of Fribourg. Nestled between lush green countryside and urban proximity, it is surrounded by the communes of Marly, Le Mouret and Ferpicloz, contributing to a natural, preserved and friendly environment.

Thanks to its strategic location, Ependes benefits from excellent accessibility. An efficient public transport network, with regular bus routes, links the commune to neighboring centers, making it easy for residents to get around on a daily basis. What's more, the main roads are quickly accessible, making it easy to reach the region's major cities:

- Fribourg in 10 minutes,
- Berne in 35 minutes,
- Lausanne in less than an hour.

Ependes captivates with its village charm, family atmosphere and quality infrastructure, offering its residents an optimal quality of life while maintaining

proximity to urban amenities.

MUNICIPALITY

Ependes is a charming Fribourg commune in the Sarine district, home to almost 1,000 inhabitants. This picturesque village harmoniously combines rural tranquility, preserved natural spaces and quality of life.

The commune offers a number of local services, including an elementary school, dynamic local associations and meeting places for residents. Secondary school pupils continue their education at the cycle d'orientation in Marly or in Fribourg, easily accessible thanks to good transport links.

Ependes seduces with its friendly atmosphere, lush green landscapes and commitment to the well-being of its inhabitants, making it an ideal place for families and nature lovers.

CONSTRUCTION

The project is distinguished by its contemporary

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

architecture. Each buyer can personalize the interior to suit his or her tastes, thanks to a choice of options and budgets detailed in the technical specifications. Thoughtfully designed to meet environmental requirements, this project is equipped with photovoltaic panels, a ground/water heat pump, underfloor heating and a "geocooling" natural cooling system. High-quality features also include wall cupboards, slatted and fabric blinds and meticulous finishing.

Building work is scheduled to start in spring 2025.

INFORMATION

Year of construction

2025

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Sports centre
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Dressing
- Cellar
- Storeroom

- Built-in closet
- Connected thermostat
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Electric blind
- Videophone
- Electric garage door

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price****CHF 700'000.-****Availability**

Summer 2026

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

VIEW

- Clear
- Rural

STYLE

- Modern







Praz Melley

1731 Ependes FR, Switzerland

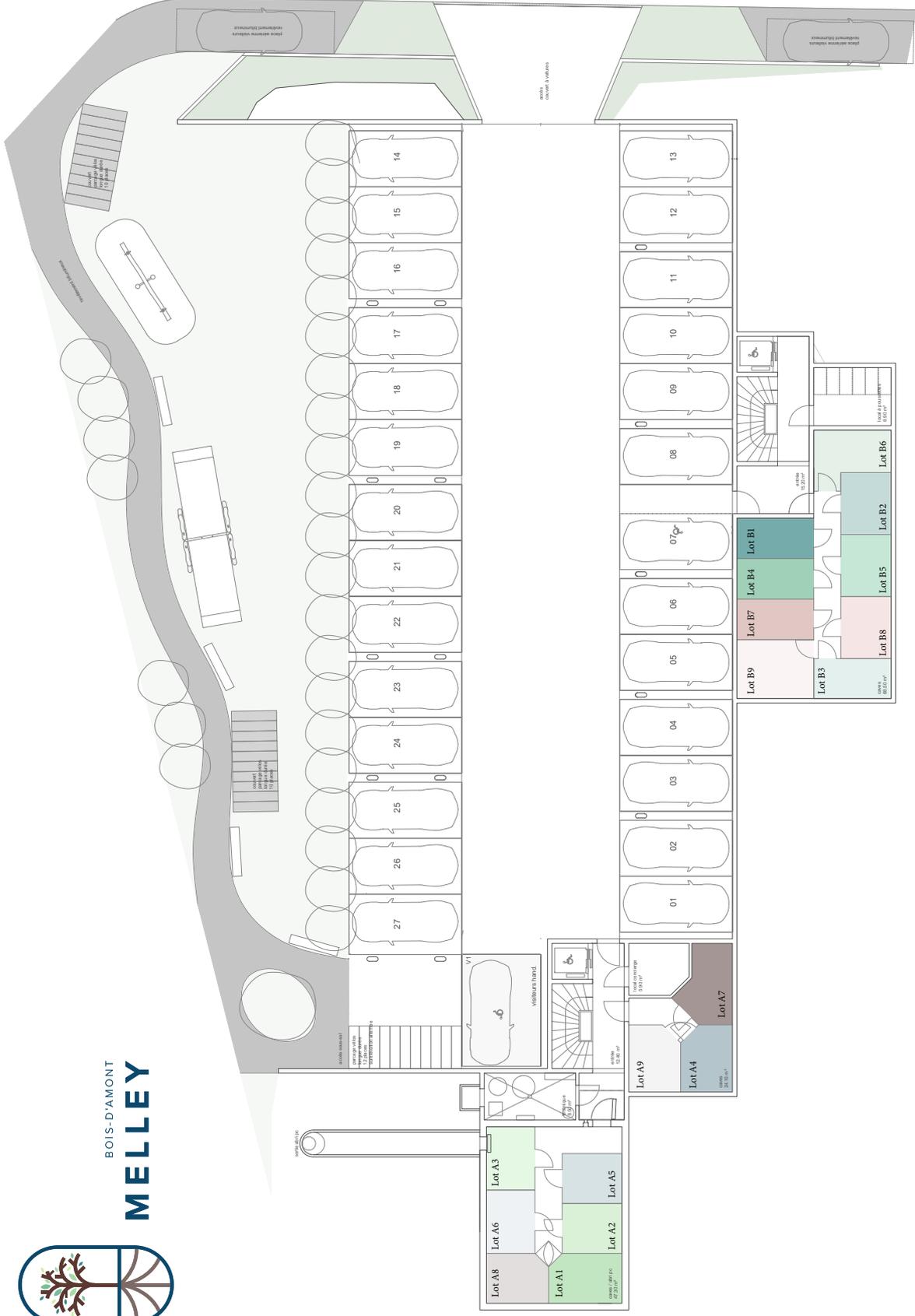
Reference	Batch	Type	Rooms	Floor	Living surface	Balanced surface	Terrace surface	Balcony surface	Price	Status
FOR SALE										
038915-A										
038915.038915-A.038915.038915-A.040179.A3	A3	Custom-built apartment	4.5	Ground floor	117 m ²	132.3 m ²	45.8 m ²	-	CHF 820'000.-	For sale
038915.038915-A.038915.038915-A.040180.A4	A4	Custom-built apartment	5.5	1st floor	135.9 m ²	149.8 m ²	-	27.7 m ²	CHF 940'000.-	For sale
038915.038915-A.038915.038915-A.040181.A5	A5	Custom-built apartment	3.5	1st floor	96.8 m ²	108.4 m ²	-	23.2 m ²	CHF 660'000.-	For sale
038915.038915-A.038915.038915-A.040182.A6	A6	Custom-built apartment	4.5	1st floor	117 m ²	132.6 m ²	-	31.2 m ²	CHF 790'000.-	For sale
038915.038915-A.038915.038915-A.040183.A7	A7	Custom-built apartment	5.5	2nd floor	135.9 m ²	149.8 m ²	-	27.7 m ²	CHF 990'000.-	For sale
038915.038915-A.038915.038915-A.040184.A8	A8	Custom-built apartment	3.5	2nd floor	96.8 m²	108.4 m²	-	23.2 m²	CHF 700'000.-	For sale
038915.038915-A.040177.A1	A1	Custom-built apartment	5.5	Ground floor	135.9 m ²	163.3 m ²	82.3 m ²	-	-	Sold
038915.038915-A.040178.A2	A2	Custom-built apartment	2.5	Ground floor	67.3 m ²	74 m ²	20.2 m ²	-	-	Sold
038915.038915-A.040185.A9	A9	Custom-built apartment	4.5	2nd floor	117 m ²	132.8 m ²	-	31.6 m ²	-	Sold
FOR SALE										
038915-B										
038915.038915-B.038915.038915-B.040186.B1	B1	Custom-built apartment	4.5	Ground floor	117 m ²	132.3 m ²	45.9 m ²	-	CHF 790'000.-	For sale
038915.038915-B.038915.038915-B.040188.B3	B3	Custom-built apartment	3.5	Ground floor	100.8 m ²	122.1 m ²	63.9 m ²	-	CHF 770'000.-	For sale
038915.038915-B.038915.038915-B.040189.B4	B4	Custom-built apartment	4.5	1st floor	117 m ²	132.4 m ²	-	30.8 m ²	-	Reserved
038915.038915-B.040187.B2	B2	Custom-built apartment	2.5	Ground floor	64.3 m ²	71.7 m ²	22.1 m ²	-	-	Sold
038915.038915-B.040190.B5	B5	Custom-built apartment	2.5	1st floor	73.2 m ²	83 m ²	-	19.5 m ²	-	Sold
038915.038915-B.040191.B6	B6	Custom-built apartment	4.5	1st floor	113.1 m ²	125.8 m ²	-	25.3 m ²	-	Sold
038915.038915-B.040192.B7	B7	Custom-built apartment	4.5	2nd floor	117 m ²	132.4 m ²	-	30.8 m ²	-	Sold
038915.038915-B.040193.B8	B8	Custom-built apartment	2.5	2nd floor	73.2 m ²	83 m ²	-	19.5 m ²	-	Sold
038915.038915-B.040194.B9	B9	Custom-built apartment	4.5	2nd floor	113.1 m ²	125.8 m ²	-	25.3 m ²	-	Sold

Parking places:

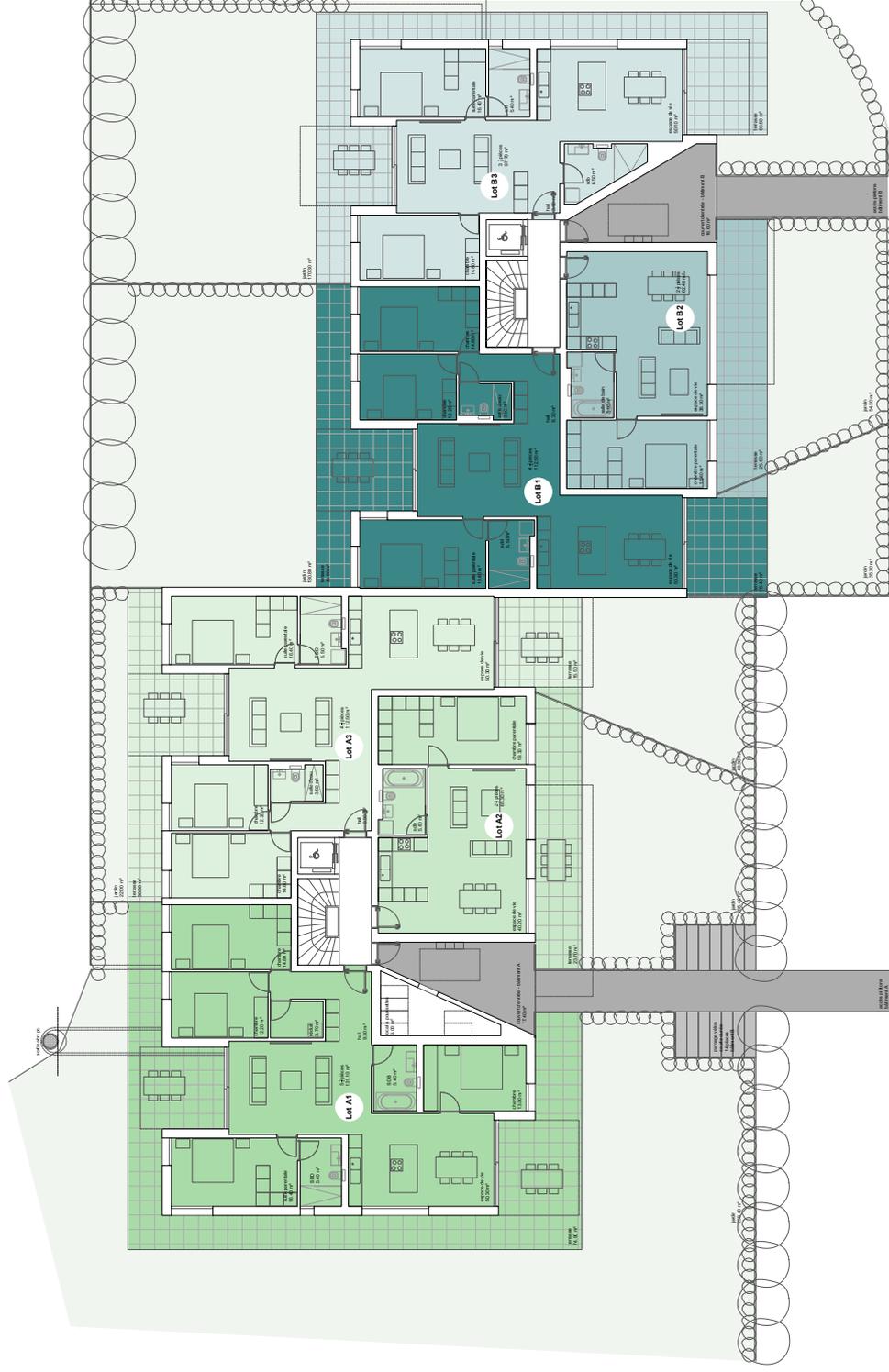
Indoor and outdoor parking spaces are available in addition to the sale price for each lot.

Surface calculation method:

According to USPI standards, service ducts and load-bearing walls are excluded.



PARKING



Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse	Surface de vente	Jardin
A1	5.5	S - O	135.90 m ²	82.30 m ²	163.3 m ²	259.40 m ²
A2	2.5	S	67.30 m ²	20.20 m ²	74 m ²	66.40 m ²
A3	4.5	S	117 m ²	44.60 m ²	131 m ²	71.30 m ²
B1	4.5	S	117 m ²	44 m ²	131.7 m ²	166.10 m ²
B2	2.5	S	64.30 m ²	22.10 m ²	71.7 m ²	54.50 m ²
B3	3.5	S - E	100.80 m ²	60.90 m ²	121.7 m ²	170.30 m ²

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 et les balcons pour 1/2. Surfaces indicatives, ce document est non contractuel.



Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface de vente
A4	5.5	S - O	135.90 m ²	28.10 m ²	150 m ²
A5	3.5	S	96.80 m ²	25 m ²	109.3 m ²
A6	4.5	S	117 m ²	31.60 m ²	132.8 m ²
B4	4.5	S	117 m ²	30.80 m ²	132.4 m ²
B5	2.5	S	73.20 m ²	19.50 m ²	83 m ²
B6	4.5	S - E	113.10 m ²	25.30 m ²	125.8 m ²

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 et les balcons pour 1/2. Surfaces indicatives, ce document est non contractuel.



Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface de vente
A7	5.5	S - O	135.90 m ²	28.10 m ²	150 m ²
A8	3.5	S	96.80 m ²	25 m ²	109.3 m ²
A9	4.5	S	117 m ²	31.60 m ²	132.8 m ²
B7	4.5	S	117 m ²	30.80 m ²	132.4 m ²
B8	2.5	S	73.20 m ²	19.50 m ²	83 m ²
B9	4.5	S - E	113.10 m ²	25.30 m ²	125.8 m ²

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 et les balcons pour 1/2. Surfaces indicatives, ce document est non contractuel.