

# EPENDES FR



Magnificent new apartment in a green setting  
- Lot A3

**CHF 820'000.-**



4.5



3



~117 m<sup>2</sup>

n° ref. **040179.**  
**A3.LR**



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## 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 m<sup>2</sup>, 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	~ 117 m <sup>2</sup>
Weighted Surface	~ 131.9 m <sup>2</sup>
Terrace surface	~ 44.6 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Location floor	Ground 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



## CONSTRUCTION

The project is distinguished by its contemporary 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**

Heating installation	Floor
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

**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 820'000.-

**Availability**

To be discussed

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**VIEW**

- Clear
- Rural

**STYLE**

- Modern





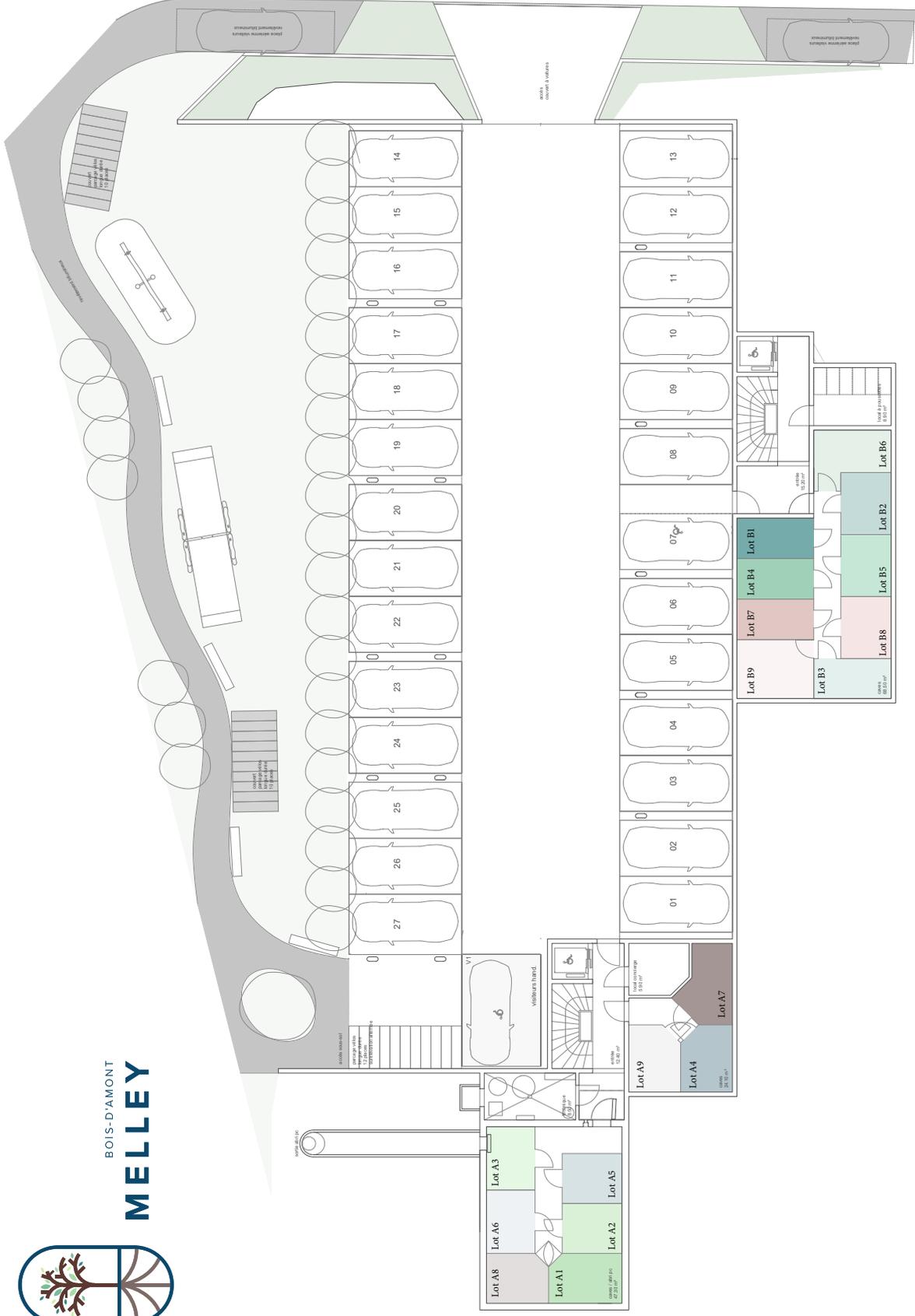


PLAN DE SITUATION

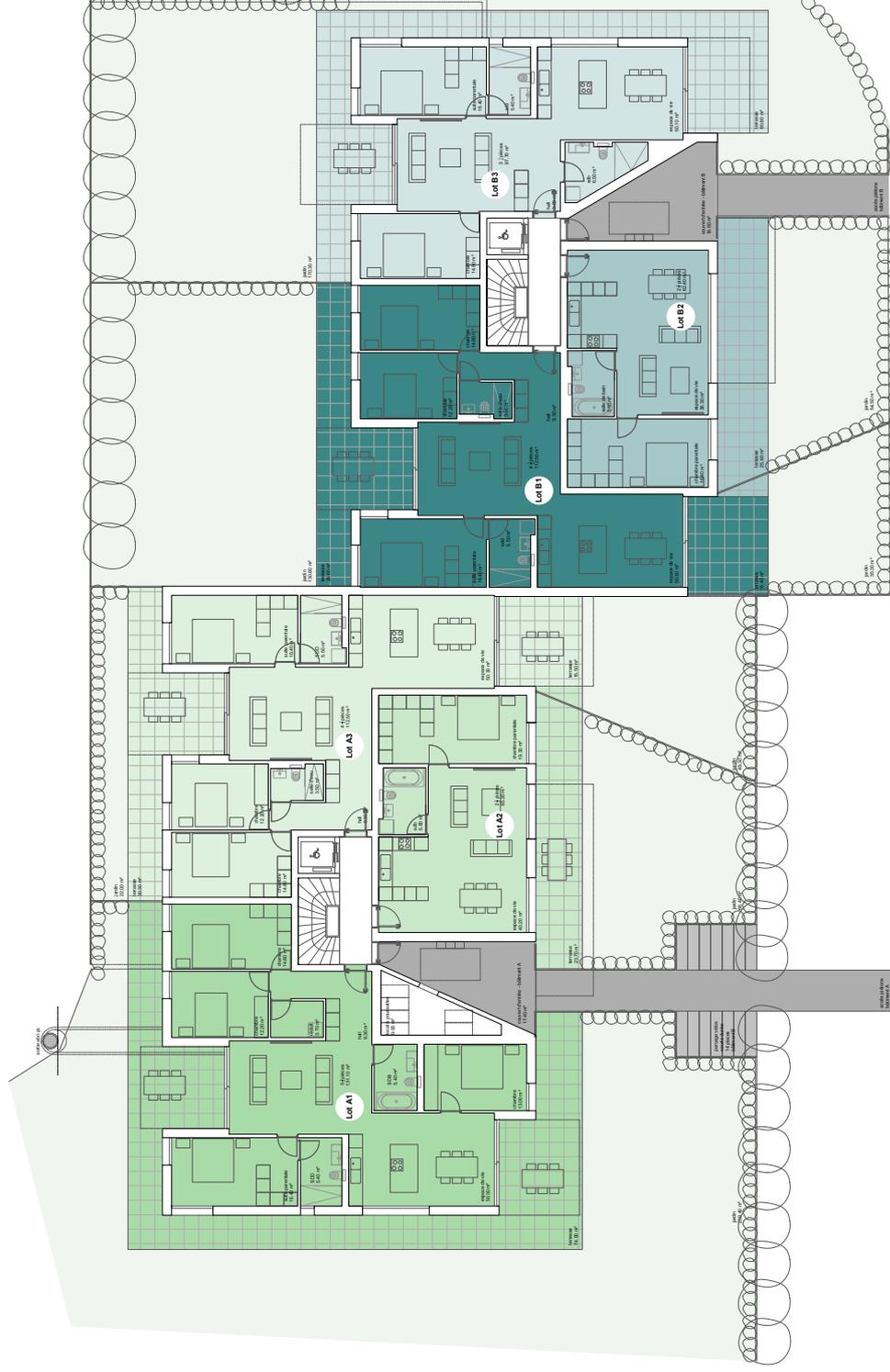


EPENDES  
**PRAZ**

BOIS-D'AMONT  
**MELLEY**



**PARKING**



Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse	Surface de vente	Jardin
A1	5.5	S - O	135.90 m <sup>2</sup>	82.30 m <sup>2</sup>	163.3 m <sup>2</sup>	259.40 m <sup>2</sup>
A2	2.5	S	67.30 m <sup>2</sup>	20.20 m <sup>2</sup>	74 m <sup>2</sup>	66.40 m <sup>2</sup>
A3	4.5	S	117 m <sup>2</sup>	44.60 m <sup>2</sup>	131 m <sup>2</sup>	71.30 m <sup>2</sup>
B1	4.5	S	117 m <sup>2</sup>	44 m <sup>2</sup>	131.7 m <sup>2</sup>	166.10 m <sup>2</sup>
B2	2.5	S	64.30 m <sup>2</sup>	22.10 m <sup>2</sup>	71.7 m <sup>2</sup>	54.50 m <sup>2</sup>
B3	3.5	S - E	100.80 m <sup>2</sup>	60.90 m <sup>2</sup>	121.7 m <sup>2</sup>	170.30 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 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 <sup>2</sup>	28.10 m <sup>2</sup>	150 m <sup>2</sup>
A5	3.5	S	96.80 m <sup>2</sup>	25 m <sup>2</sup>	109.3 m <sup>2</sup>
A6	4.5	S	117 m <sup>2</sup>	31.60 m <sup>2</sup>	132.8 m <sup>2</sup>
B4	4.5	S	117 m <sup>2</sup>	30.80 m <sup>2</sup>	132.4 m <sup>2</sup>
B5	2.5	S	73.20 m <sup>2</sup>	19.50 m <sup>2</sup>	83 m <sup>2</sup>
B6	4.5	S - E	113.10 m <sup>2</sup>	25.30 m <sup>2</sup>	125.8 m <sup>2</sup>

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