

# MONTBRELLOZ



2.5 room apartment for conversion

**CHF 350'000.-**



2.5



1



56 m<sup>2</sup>

n° ref. **045513LR**



**Switzerland | Sotheby's International Realty**  
Grand-Rue 19, 1470 Estavayer-le-Lac

**Mathieu Arm**  
+41 79 362 18 42  
mathieu.arm@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

### **A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!**

Located in an intimate three-unit PPE, this 2.5-room ground-floor apartment offers a pleasant, customizable living environment. It offers approx. 56 m<sup>2</sup> of living space, extended by a terrace of approx. 9 m<sup>2</sup>, bringing the weighted floor area to approx. 60 m<sup>2</sup>.

Currently in a state of complete transformation, this property represents a rare opportunity to design an interior entirely in your image. In collaboration with the architect, future buyers will be able to define the floor coverings, sanitary installations and kitchen layout, to create a modern, functional space adapted to their needs.

Accessible on one level, the apartment benefits from plenty of light thanks to its openings to the outside.

The private terrace provides a pleasant additional space to enjoy outdoor moments.

A private cellar and the PPE's common areas, including a bicycle room, complete this object. Exterior parking spaces are available in accordance with condominium regulations.

Ideally located in Montbrelloz, just a few minutes from Estavayer, this property offers rapid access to shops, schools, sports facilities and public transport.

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

**SURFACES**

Living area	56 m <sup>2</sup>
Weighted Surface	60 m <sup>2</sup>
Garden surface	34 m <sup>2</sup>
Terrace surface	9 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Location floor	Ground floor
Communal tax	84 %

**ANNEXES**

- Parking space
- Bicycle storage

**DISTANCES**

Station	3304 m
Public transports	35 m
Primary school	432 m
Secondary school	2416 m
Stores	2546 m
Post office	2862 m
Bank	2554 m
Hospital	2910 m
Restaurants	2097 m

**DISTRIBUTION**

- Entrance hall
- Living room
- Dining room
- Kitchen
- Shower room
- Bedroom
- Cellar



## CONSTRUCTION

Since its construction, the apartment has benefited from several important technical improvements. The windows have been replaced with triple glazing, enhancing insulation and acoustic comfort. In 2012, the building's thermal comfort was also optimized with the installation of an air-to-water heat pump coupled with solar panels, ensuring pleasant, energy-efficient underfloor heating. Thermal panels were added in the same year, further enhancing the energy efficiency of the whole.

Parallel to these improvements already made, the apartment will shortly be the subject of an interior renovation project. This will offer future purchasers the opportunity to modernize the spaces according to their tastes, including the choice of floor coverings, sanitary installations and kitchen. This flexibility will enable the home to be adapted to individual expectations, while benefiting from an already high-

performance technical base.

## OUTSIDE CONVENIENCES

- Terrace

**INFORMATION**

Number of floors above ground	2
Year of construction	1890
Number of flats	3
Year of restoration	2026

**PROXIMITY**

- Village
- Villa area
- Green
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden

- Exclusive use of garden
- Parking
- Built on even grounds

**INSIDE CONVENIENCES**

- Open kitchen
- Cellar
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Dishwasher
- Connections for washing tower
- Shower
- Photovoltaic panels
- Internet connection

**FLOOR**

- At your discretion

**ORIENTATION**

- North
- West

**EXPOSURE**

- Good
- In the evening

**VIEW**

- Clear

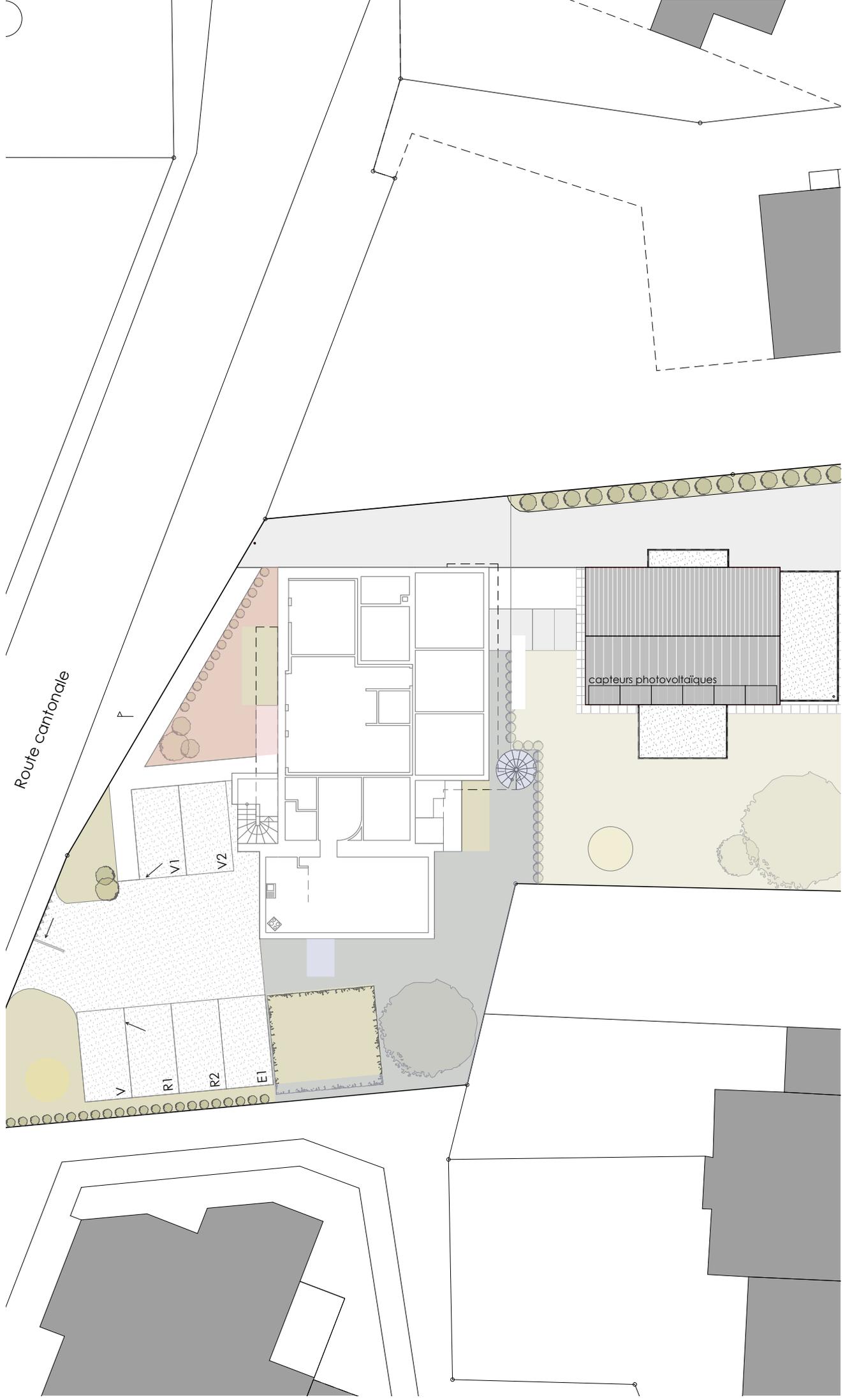
**FINANCIAL DATA****Price****CHF 350'000.-****Availability**

To be discussed

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

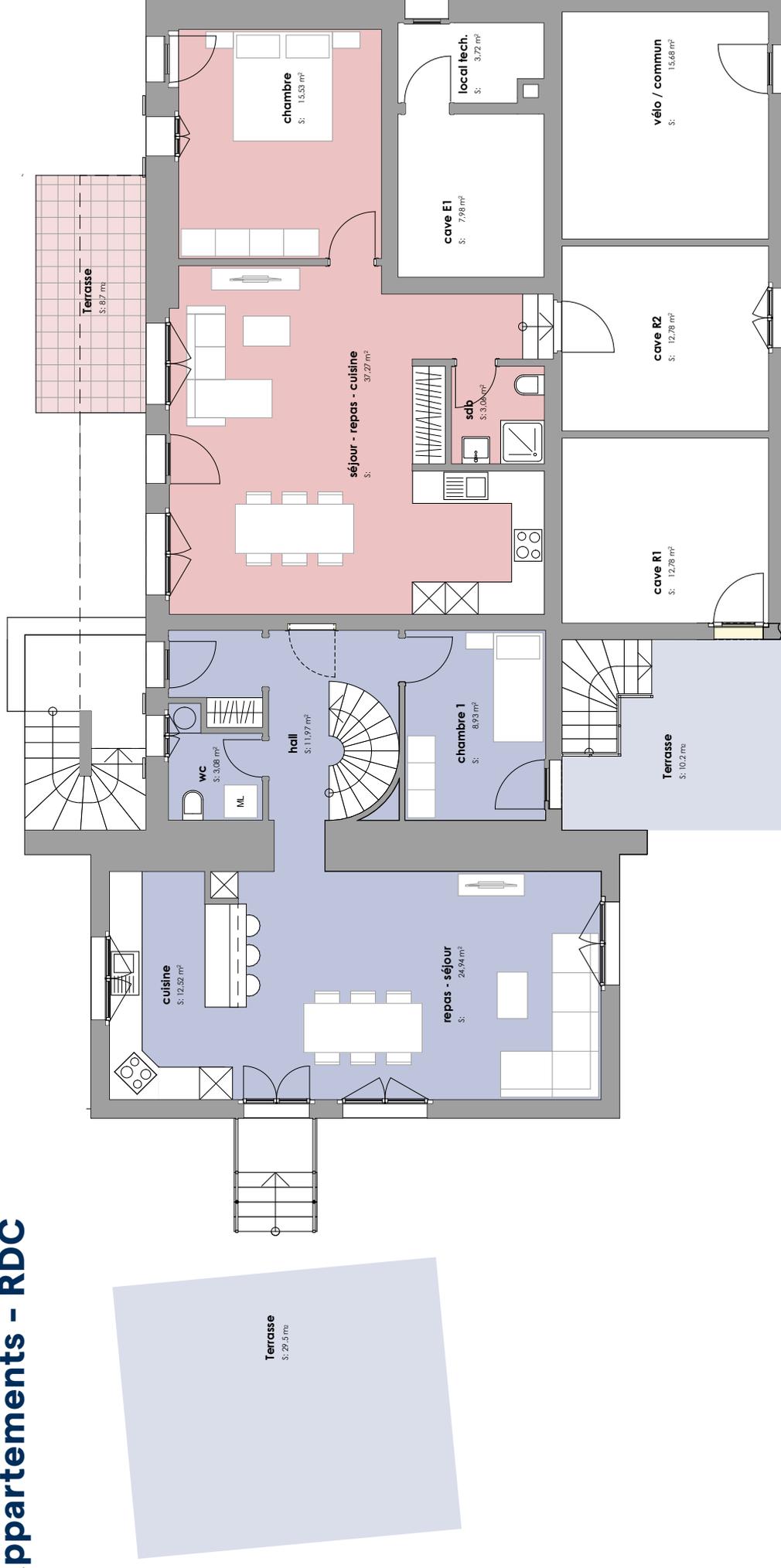
- Jura







## Appartements - RDC

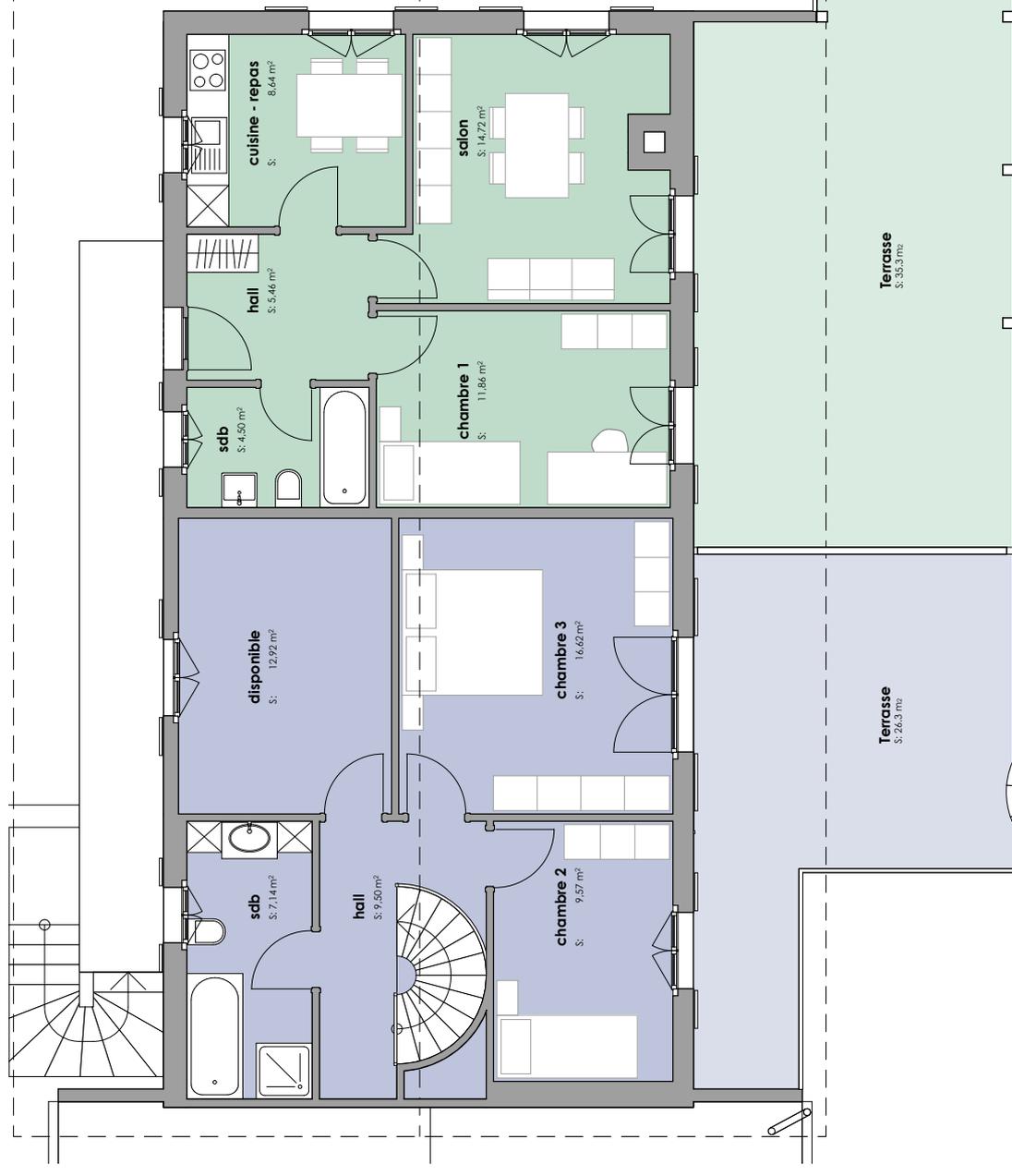


Lot	Typologie	Orientation	Surface habitable	Terrasse	Jardin	Cave	Surface de vente
<b>R1</b>	<b>5</b>	<b>S - O</b>	119.9 m <sup>2</sup>	63.1 m <sup>2</sup>	117.3 m <sup>2</sup>	21.5 m <sup>2</sup>	140.9 m <sup>2</sup>
<b>R2</b>	<b>2.5</b>	<b>N - O</b>	56.2 m <sup>2</sup>	8.7 m <sup>2</sup>	34.1 m <sup>2</sup>	12.8 m <sup>2</sup>	60.6 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. Surfaces indicatives, ce document est non contractuel.



## Appartements - Étage



Lot	Typologie	Orientation	Surface habitable	Terrasse	Jardin	Cave	Surface pondérée
<b>R1</b>	<b>5</b>	<b>S-O</b>	119.9 m <sup>2</sup>	63.1 m <sup>2</sup>	117.3 m <sup>2</sup>	21.5 m <sup>2</sup>	140.9 m <sup>2</sup>
<b>E1</b>	<b>2.5</b>	<b>S</b>	46.9 m <sup>2</sup>	35.3 m <sup>2</sup>		8 m <sup>2</sup>	58.6 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. Surfaces indicatives, ce document est non contractuel.