

MONTBRELLOZ



Spacious 5-room duplex with private garden

CHF 650'000.-

Price of parking place(s) in addition



5



3



~120 m²

n° ref. **045512LR**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

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Located in a condominium of three condominiums, this spacious 5-room duplex apartment boasts a comfortable, functional living environment ideal for a family. It features a private entrance and offers approx. 120 m² of living space, complemented by two outdoor terraces of approx. 40 m² and a balcony of approx. 26 m², bringing the weighted floor area to approx. 141 m².

The first floor offers a pleasant living space with a kitchen opening onto the dining room and living room featuring a fireplace. An office and a separate toilet, with connection for a laundry column, complete this level.

Upstairs, three bedrooms and a bathroom equipped with a bathtub and shower make up the night space,

with access to a balcony.

The property also features a wine cellar, a storage cellar and a private garden embellished with a pergola.

A bike room is also available for co-owners. Two outdoor parking spaces complete the ensemble.

Ideally located in Montbrelloz, just a few minutes from Estavayer, this property benefits from a quiet environment while offering quick access to shops, schools, sports facilities and public transport.

SURFACES

Living area	~ 120 m ²
Weighted Surface	~ 141 m ²
Garden surface	~ 117 m ²
Terrace surface	~ 63 m ²

- 3 bedrooms
- Balcony

Basements

- Wine cellar

CARACTERISTICS

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	2
Location floor	Ground floor
Communal tax	84 %

ANNEXES

- Storage cellar
- 2 parking spaces
- 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**Garden floor**

- Entrance hall
- Office
- Separate WC with laundry column connection
- Open kitchen
- Dining room
- Living room

1st floor

- Mixed shower room

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CONSTRUCTION

Built in 1890, the house benefited from a complete renovation in 1990, preserving its character while adapting it to modern standards of comfort. Over the years, several significant improvements have been made, including the modernization of the living and dining rooms and the installation of triple-glazed windows.

Thermal comfort was enhanced in 2012 with the installation of an air-to-water heat pump coupled with solar panels, ensuring pleasant heat diffusion through the floor. Thermal panels were also added the same year, optimizing the building's energy efficiency.

Depending on the needs of the future purchaser, additional renovation work can be undertaken directly with the architect linked to the project, offering the possibility of adapting spaces or improving certain finishes according to your desires.

OUTSIDE CONVENIENCES

- Terraces
- Pergola

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INFORMATION

Year of construction	1890
Year of restoration	2022
Heating installation	Floor
Domestic water heating system	Air to water heat pump, Solar
Heating system	Air to water heat pump, Wood, Solar

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

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Garden
- Exclusive use of garden
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Internet connection

FLOOR

- Tiles

FINANCIAL DATA

Price	CHF 650'000.-
Price park.ext @	CHF 20'000.-
Total price	CHF 670'000.-
Availability	To be discussed

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- Parquet floor
- Carpet

CONDITION

- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Garden
- Alps
- Jura













