

EPEDES FR



Praz Melley - Lot A5 - Magnificent new 3.5-room apartment

CHF 660'000.-



3.5



2



~96.8 m²

n° ref.

038915.038915-



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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 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

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.

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
Number of bedrooms	2
Location floor	1st 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

Year of construction	2025
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

FINANCIAL DATA

Price	CHF 660'000.-
Availability	Summer 2026
Judicial form	En PPE

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EXPOSURE

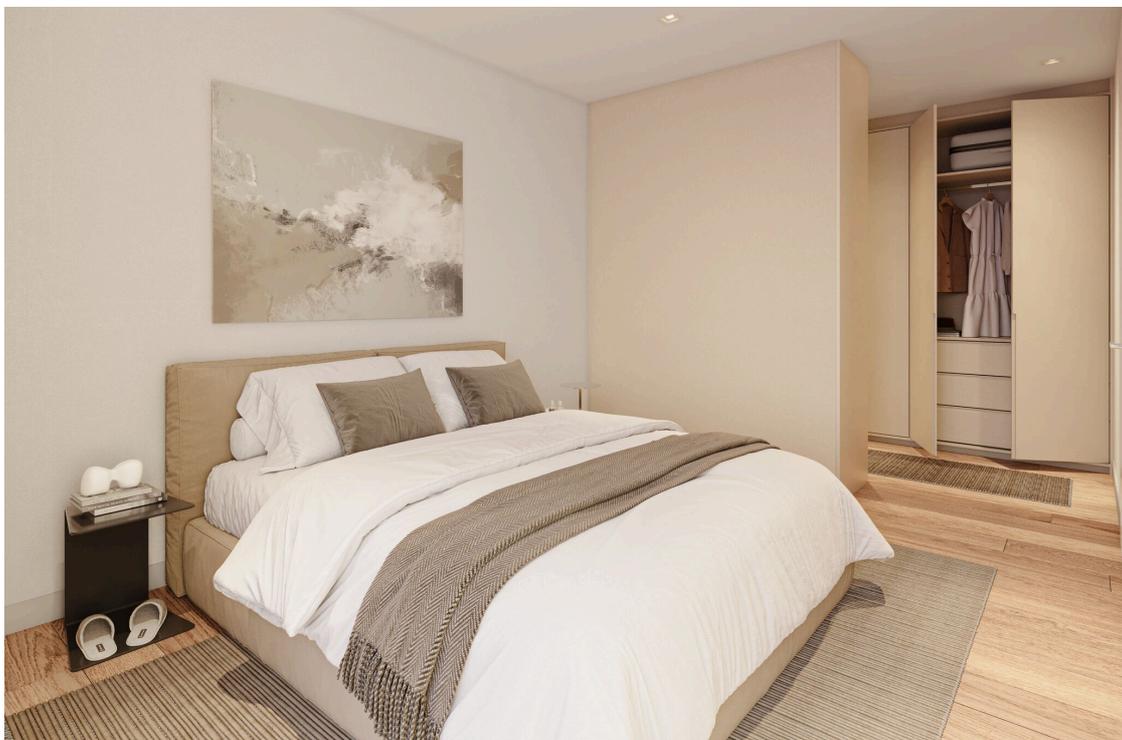
- Optimal
- All day

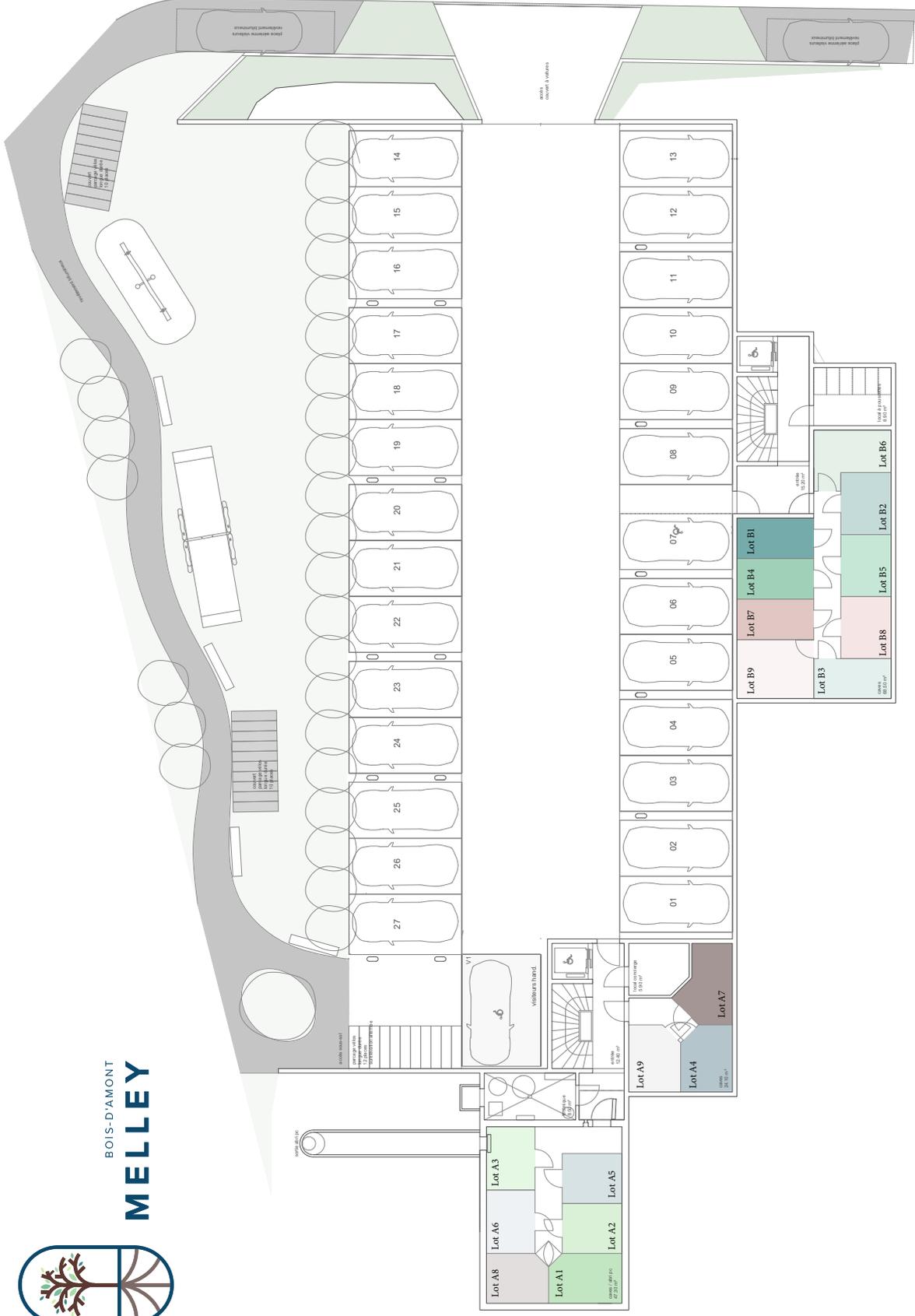
VIEW

- Clear
- Rural

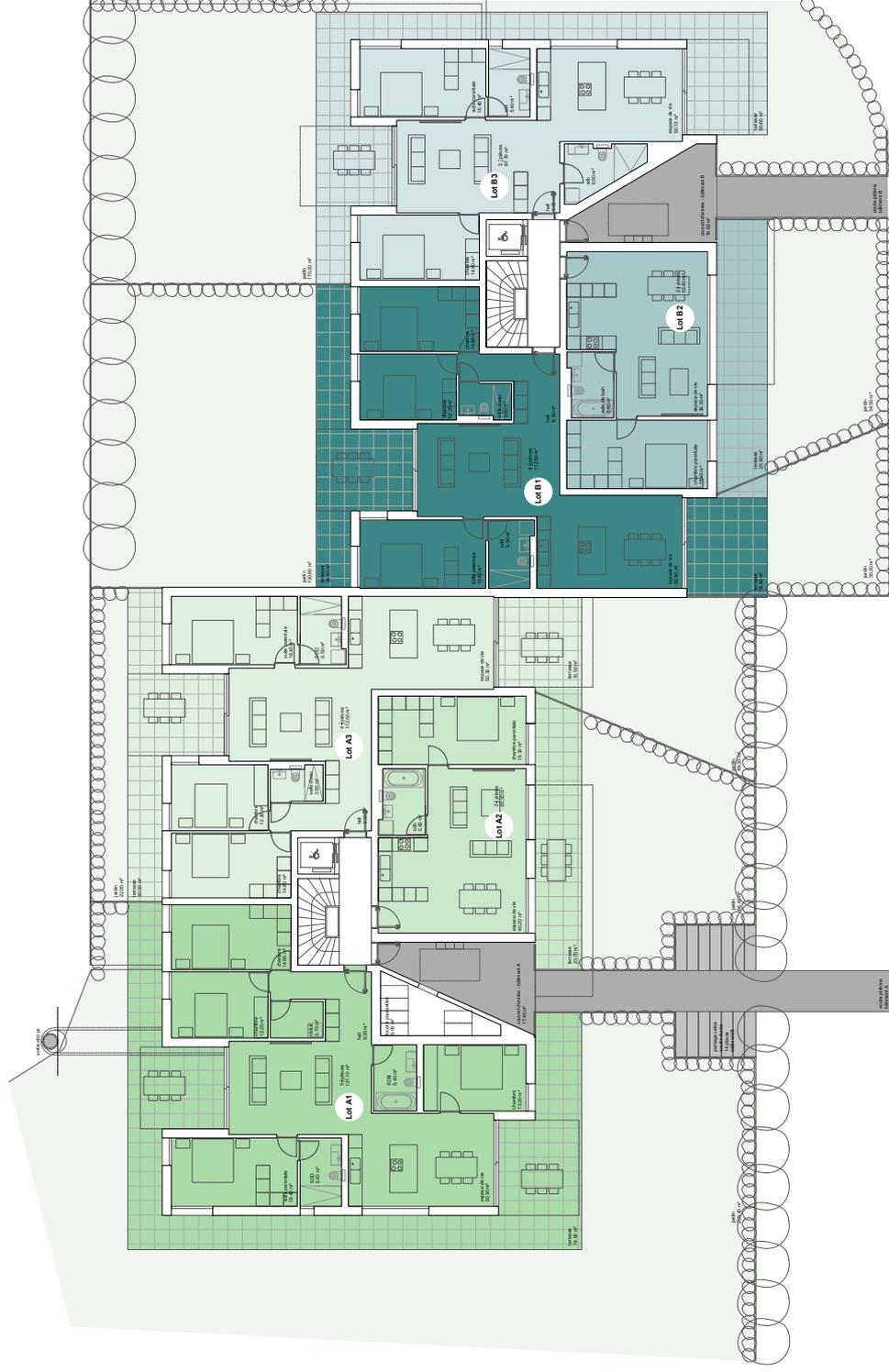
STYLE

- Modern





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

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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

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