

DOMDIDIER



Le Hameau Lignae - Domdidier - Lot 2

CHF 730'000.-

Price of parking place(s) in addition



4.5



3



~103.9 m²

n° ref.

040918.040918-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the charming village of Domdidier, close to Payerne and Fribourg, the "Le Hameau Lignae" project offers two spacious 4.5-room apartments. The living spaces are generous and well laid out, thanks in particular to a floor area of over 40 m². The sleeping area is on the east side of the building and comprises three bedrooms, including a master suite with private shower room.

Thoughtfully designed for everyday comfort, each apartment also features a utility room and private laundry room, offering maximum practicality.

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

In addition, each apartment benefits from a large 7.5 m² cellar. A covered parking space is available for CHF 20,000, in addition to the sale price of each apartment.

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SURFACES

Living area ~ 103.9 m²
Balcony Surface ~ 14.1 m²

CHARACTERISTICS

Number of rooms 4.5
Number of bedrooms 3
Location floor 1st floor

DISTANCES

Public transports 634 m
Primary school 447 m
Stores 513 m
Restaurants 599 m

Switzerland

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LOCATION

The project enjoys an ideal location in the heart of a residential area in the village of Domdidier, in the Broye fribourgeoise.

Less than 4 minutes from the freeway, it is centrally located on the Lausanne-Berne axis, between Payerne and Avenches, offering fast travel to the region's main centers.

You'll enjoy a quiet, pleasant environment, while benefiting from quick access to the commune's many amenities. Schools, shops, banks, post office, cafés, restaurants and leisure facilities are all just a few minutes' walk from your future home.

MUNICIPALITY

Domdidier is a Fribourg village in the Broye district with around 2,000 inhabitants. It offers a pleasant living environment, between preserved nature and modern

infrastructures, ideal for a practical and peaceful daily life.

The commune boasts numerous shops, restaurants, banks, a pharmacy and a post office, as well as a dynamic community life. Children can attend all their compulsory schooling nearby.

Thanks to its quiet environment and good transport links, Domdidier appeals to those seeking a balance between country living and fast access to urban centers.

CONSTRUCTION

The project features contemporary architecture, sublimated by facades partially clad in wood, bringing warmth and modernity to the whole. Finishes are customizable, allowing you to design an interior to suit your image, according to the budgets and materials

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specified in the technical description.

On the energy front, the building meets current standards and incorporates high-performance equipment: triple glazing, solar panels, air-to-water heat pump and underfloor heating.

Building work is scheduled to start in spring 2025.

INFORMATION

Year of construction	2026
Number of flats	2
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

PROXIMITY

- Village
- Green
- Mountains
- Shops/Stores
- Post office
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Secondary school
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Balcony/ies
- Terrace/s
- Parking
- Covered parking space(s)
- Parking
- Middle house

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Pantry
- Cellar
- Bicycle storage
- Unfurnished
- Built-in closet
- Connected thermostat

EQUIPMENT

- Kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Private laundry
- Connections for washing tower
- Bath
- Shower
- Phone
- Cable/TV
- Optic fiber
- Internet 1Gbit/s
- Internet connection
- Electric blind
- Water supply
- Power supply

FINANCIAL DATA

Price	CHF 730'000.-
Price park.ext ⓘ	CHF 20'000.-
Total price	CHF 750'000.-
Availability	To be discussed
Judicial form	En PPE

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- Building land connected

FLOOR

- At your discretion

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Jura

STYLE

- Modern



**Le Hameau Lignae**

1564 Dondidier, Route de Chamy 79

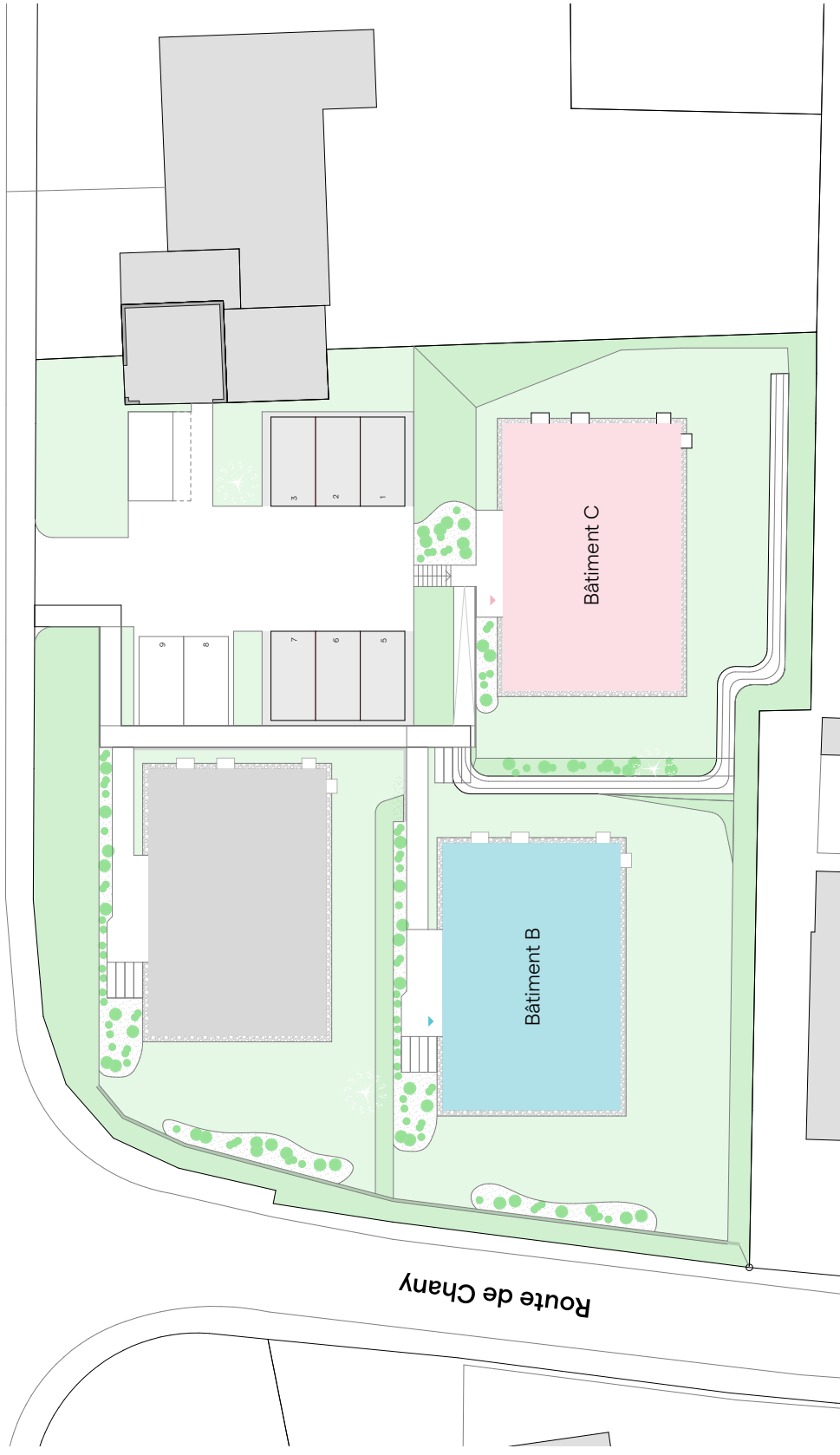
Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
040918.040918-C FOR SALE									
1	040918.040918-C.042407	Custom-built apartment	Ground floor	4.5	103.9 m ²	13.7 m ²	-	-	Sold
2	040918.040918-C.042408	Custom-built apartment	1st floor	4.5	103.9 m ²	-	13.7 m ²	-	Sold
040918.040918-B FOR SALE									
3	040918.040918-B.046991	Custom-built apartment	Ground floor	4.5	103.9 m ²	14.1 m ²	-	-	Reserved
4	040918.040918-B.046993	Custom-built apartment	1st floor	4.5	103.9 m²	-	14.1 m²	CHF 730'000.-	For sale

Parking places:

Each apartment has a covered outdoor parking space (CHF 20'000.- / unit) in addition to the sale price.

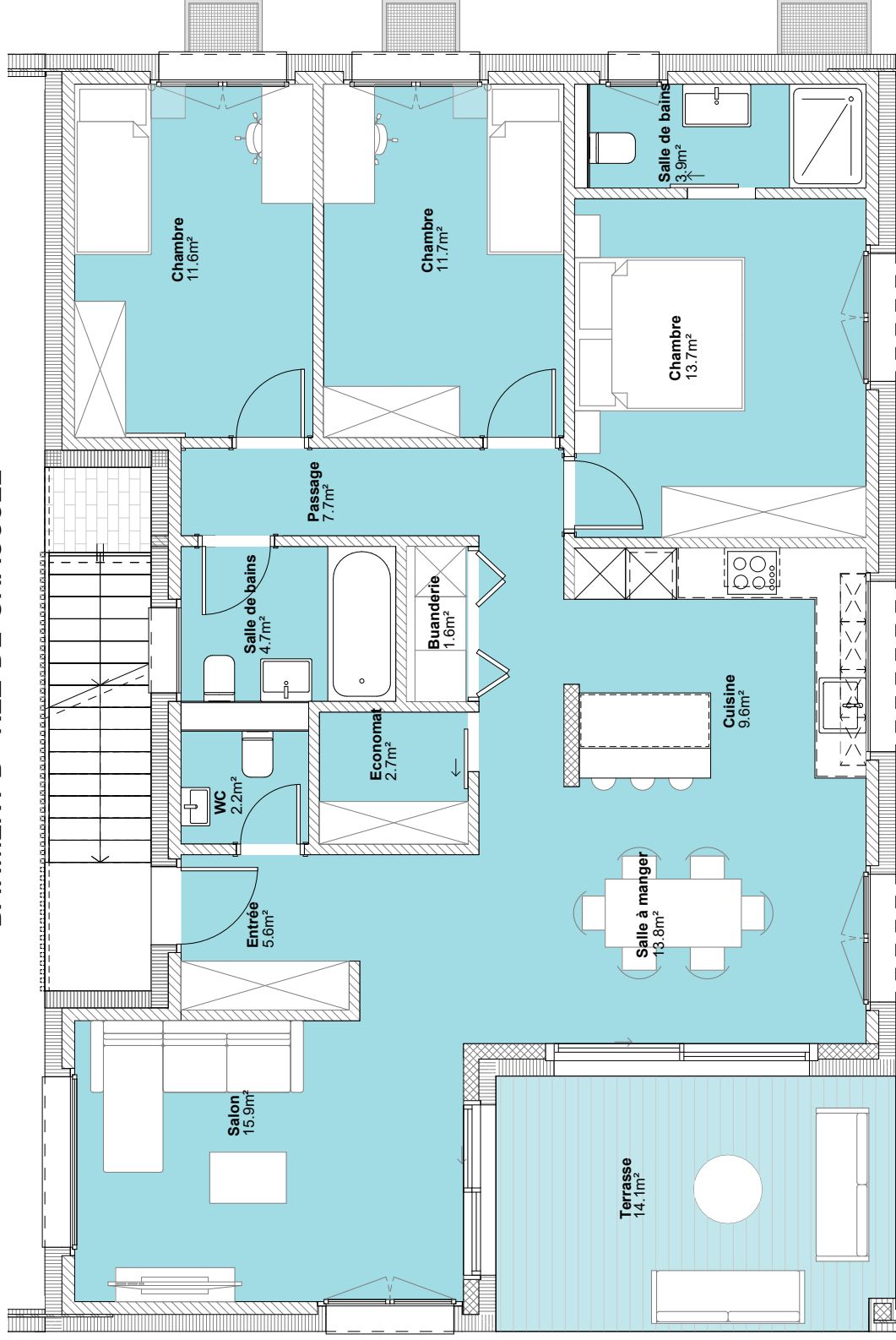


PLAN DE SITUATION



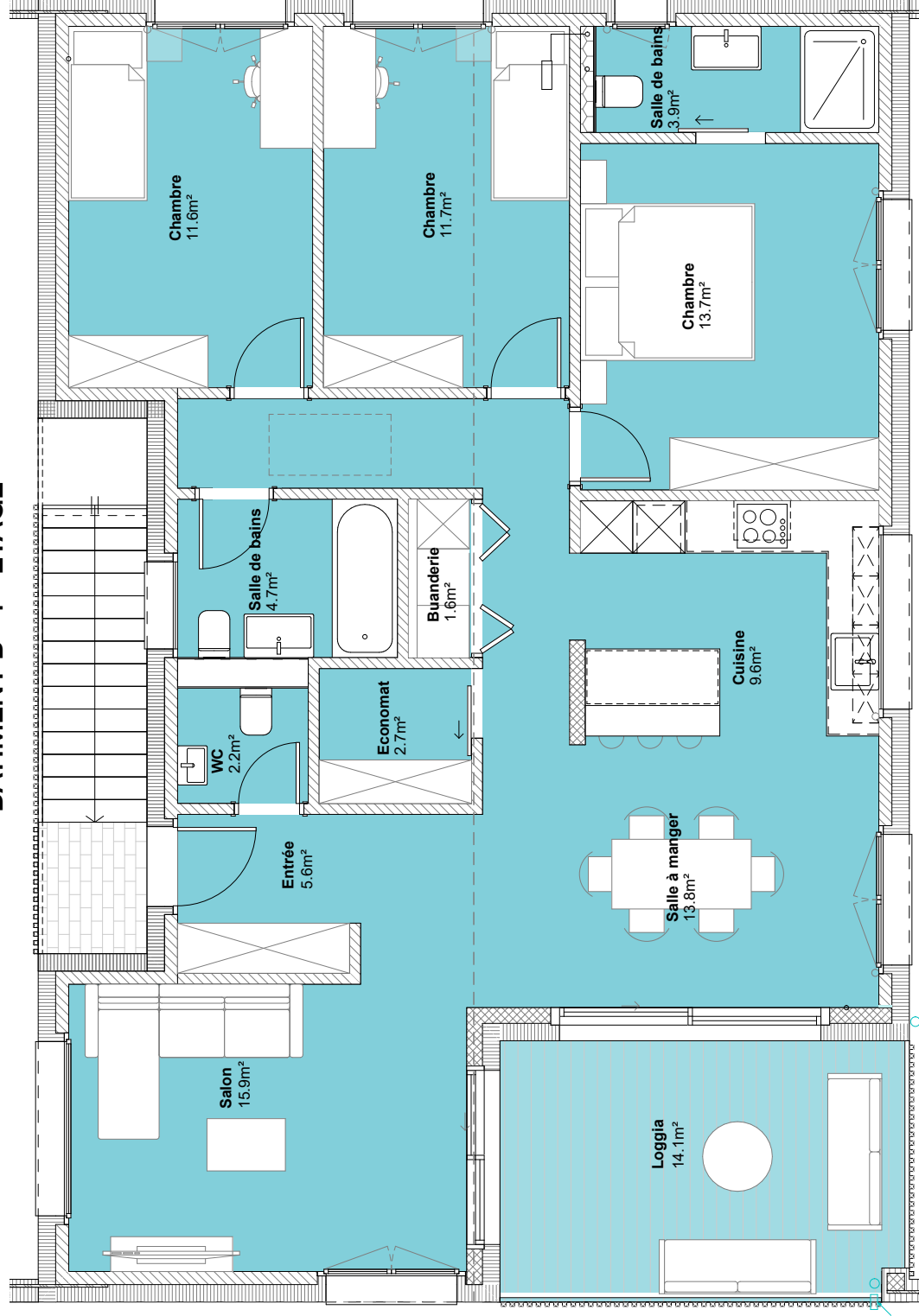


BÂTIMENT B - REZ-DE-CHAUSSÉE



Lot	Nombre de pièces	Orientation	Surface appartement	Surface terrasse	Surface de vente
3	4.5	S	103.9 m ²	14.1 m ²	108.6 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.

BÂTIMENT B - 1^{ER} ÉTAGE

Lot	Nombre de pièces	Orientation	Surface appartement	Surface balcon	Surface de vente
4	4.5	S	103.9 m ²	14.1 m ²	111 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.



SOUS-SOL

