

# SORENS



Property with 2 apartments and 1 commercial  
space in the heart of Sore

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**CHF 850'000.-**

Parking place(s) included



9.5



5



~244 m<sup>2</sup>

n° ref.

**5794580\_039791**



**Switzerland | Sotheby's International Realty**  
Boulevard de Pérrolles 16, 1700 Fribourg

**Raphaël Vuadens**

+41 79 834 34 01

raphael.vuadens@swsir.ch



## SITUATION AND DESCRIPTION

Less than 15 minutes from Bulle, in the heart of the village of Sorens, this property represents a great investment opportunity. Comprising two apartments and commercial premises with shop window, it offers an attractive return.

The house is composed as follows:

### **4.5-room duplex apartment:**

On the ground floor, a spacious living/dining area, an open kitchen and a shower room. Upstairs, three bedrooms, a bathroom with washing machine, a beautiful open space and a mezzanine.

### **3-room duplex apartment (currently rented):**

On the ground floor, kitchen, living and dining room, cellar. Upstairs, two bedrooms, one bathroom.

**Commercial 2-room one-storey apartment** (currently rented):

Outside, you'll find 4 private parking spaces and a garden area.

This building, which was partially renovated in 2016 (4.5-room apartment, roof and electricity), would benefit from some refurbishment but has very interesting potential due to its strategic location.

## SURFACES

Living area	~ 244 m <sup>2</sup>
Surface of parcel	~ 301 m <sup>2</sup>
Volume	~ 1145 cbm

## CARACTERISTICS

Number of flats	3
Number of rooms	9.5
Number of bedrooms	5
Number of bathrooms	3
Year of construction	1930
Year of restoration	2016
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Outside parking place/s	4 included
Total nb. of parkings	4 included
Communal tax	0.73 %
Parking places	Yes, obligatory

## DISTANCES

Public transports	20 m
Primary school	1498 m
Stores	20 m
Restaurants	42 m



## MUNICIPALITY

The village of Sorens is ideally located, just 7 km from Bulle and the Vevey - Bulle - Fribourg - Berne freeway entrance. Several restaurants and convenience stores are located in the village. As for the children, the youngest attend elementary school in the village center and the older ones go to Riaz to attend secondary school.

## CONSTRUCTION

Built in 1930, the property has been renovated over the years.

Heating is oil-fired with condensing boiler and distributed via radiators.

Most of the windows are double-glazed and the roof has also benefited from renovation.

## NEIGHBOURHOOD

- Village
- Shops/Stores
- Restaurant(s)
- Bus stop
- Primary school

## OUTSIDE CONVENIENCES

- Parking

## INSIDE CONVENIENCES

- Bright/sunny

## FLOOR

- Tiles
- Laminated

## CONDITION

- To be refurbished

## FINANCIAL DATA

<b>Price</b>	<b>CHF 850'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En nom propre

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4.5-room bathroom / laundry room





Commercial premises



Commercial premises



Commercial premises



View from outside