

# VUIPPENS



Rare opportunity: real estate project to be developed

**CHF 1'300'000.-**

n° ref. **046153**



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

**Raphaël Vuadens**  
+41 79 834 34 01  
raphael.vuadens@swsir.ch



## SITUATION AND DESCRIPTION

You'd like to develop a real estate project in a booming region ?

Located in the charming village of Vuippens, less than 10min from Bulle, this 7'860m<sup>3</sup> farmhouse stands on a flat 2621m<sup>2</sup> plot in the building zone, offering spectacular views of the Moléson and the Fribourg pre-Alps.

In this large volume, you can create numerous apartments offering lots of character. Quiet yet close to all amenities, this is an ideal location and a rare opportunity.

An 819m<sup>3</sup> shed is also located on the plot.

Do not hesitate to contact me without delay to find out more and to arrange a viewing.

## **SURFACES**

Surface of parcel ~ 2621 m<sup>2</sup>

## **CARACTERISTICS**

Second home Non authorized

## **DISTANCES**

Public transports 206 m

Primary school 1148 m

Stores 3160 m

Restaurants 129 m



## MUNICIPALITY

Adjacent to the comforts of Gibloux, the commune of Marsens was created by the 2001 merger of the villages of Marsens and Vuippens. It extends in stages to the northwest.

5 km from the capital of Bulle, and 25 km from Fribourg, the canton's capital, the commune of Marsens enjoys an excellent geographical location, with a beautiful view of the Fribourg pre-Alps and quick access to the freeway (Bulle exit 5 minutes away).

As of December 31, 2022, Marsens had a population of 2,056.

**NEIGHBOURHOOD**

- Village
- Green
- Mountains
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

**INSIDE CONVENIENCES**

- Penthouse
- Exposed beams
- With character
- Timber frame

**CONDITION**

- To convert

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- With an open outlook
- Rural
- Fields
- Forest
- Mountains
- Alps

**FINANCIAL DATA****Price****CHF 1'300'000.-****Availability**

To be discussed

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