

MONTEL (BROYE)



Mixed-use building with restaurant - Excellent
yield potential

CHF 2'890'000.-

Parking place(s) included

 ~550 m²

n° ref. **042643**



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SITUATION AND DESCRIPTION

Situated on an attractive plot in the heart of the village, this character building built in 1912 has benefited from numerous renovations and improvements between 2008 and today. It offers excellent rental potential thanks to its mixed layout and versatile spaces.

The property comprises a restaurant with two large terraces, a party room, 2 duplex 7.5-room attics, a 2.5-room apartment, and 3 bedrooms with shared kitchen and bathroom facilities. The complex is complemented by 20 outdoor parking spaces and a two-car garage.

The restaurant is equipped with a professional kitchen that was completely renovated in 2008 and has been regularly maintained ever since. The roof has recently been inspected and is ready to accommodate 27 photovoltaic panels (installation included in the sale).

The apartments offer beautiful volumes, numerous

rooms that can be easily converted, generous living spaces and quality finishes.

This property offers excellent rental potential, with the possibility of additional value enhancement. An ideal investment to combine yield and commercial exploitation in a peaceful, well-connected setting.

The building is ideally located in the center of the village of Montet Broye (FR), in a peaceful, leafy environment. This location offers a pleasant living environment, while remaining close to essential amenities. The village benefits from a good road network, and is just a few minutes' drive from surrounding urban centers such as Estavayer-le-Lac, Payerne or Fribourg, making it easy to get around for business or pleasure.

SURFACES

Living area	~ 550 m ²
Surface of parcel	~ 710 m ²
Volume	~ 3617 cbm

CARACTERISTICS

Communal tax	0.77 %
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DISTANCES

Public transports	25 m
Primary school	1378 m
Stores	1449 m
Restaurants	412 m

DISTRIBUTION

Ground floor

- Restaurant
- 12.5-room apartment

1st floor

- 3 independent bedrooms
- Common kitchen
- Common bathroom
- Common WC
- Function room

2nd floor

- 1 duplex apartment with 7.5 rooms
- 1 duplex apartment with 7.5 rooms

Under the roof

- 2nd floor duplex
- 2nd floor duplex
- Gallery access

Basements

- Cellars
- Depository



CONSTRUCTION

This property, very well maintained over the years, has undergone significant improvements both technically and aesthetically. The restaurant's professional kitchen, initially renovated around 2008, has undergone several upgrades to date, ensuring a modern and ideal workspace.

The building's heating is today provided by an oil-fired system with underfloor heat distribution.

The technical infrastructure has also been strengthened over the years, including upgrading the electrical panel, renovating the drainage pipes, installing new double- and triple-glazed windows, and replacing certain doors.

In 2025, the building benefited from the installation of photovoltaic panels, while taking advantage of a roof check and a complete facade refresh.

OUTSIDE CONVENIENCES

- Parking for 20 cars

INFORMATION

Year of construction	1912
Number of flats	3
Year of restoration	2025
Heating installation	Floor
Heating system	Fuel oil

- With character

EQUIPMENT

- Photovoltaic panels

FLOOR

- Tiles
- Parquet floor

CONDITION

- Renovated

EXPOSURE

- Optimal
- All day

STYLE

- Character house

PROXIMITY

- Village
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Parking
- From road

INSIDE CONVENIENCES

- Without elevator
- Garage
- Cellar
- Garret
- Double glazing
- Triple glazing
- Bright/sunny
- Natural light
- Exposed beams

FINANCIAL DATA

Price

CHF 2'890'000.-

Communal tax

0.77 %

Availability

To be discussed

Judicial form

En PPE

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