

# BELFAUX



**EXCLUSIVE ! Magnificent new 3.5-room apartment in Belfaux**

**CHF 620'000.-**

Price of parking place(s) in addition



3.5



2



~72.5 m<sup>2</sup>

n° ref. **045790**



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## **SITUATION AND DESCRIPTION**

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Enjoying an ideal living location, this new 3.5-room apartment enjoys a living area of 72.5 m<sup>2</sup> and is located in the heart of the commune of Belfaux.

Offering an interesting volume, it can meet the expectations of a young couple, a single-parent family or senior citizens depending on requirements.

Located on the 2nd floor of a small 3-unit building, it has a balcony offering a privileged view of the verdant exteriors.

A covered parking space is available in addition to the sale price.

## **SURFACES**

Living area	~ 72.5 m <sup>2</sup>
Weighted Surface	~ 79.2 m <sup>2</sup>
Balcony Surface	~ 13.3 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of balcony	1
Location floor	2nd floor
Communal tax	84 %

## **ANNEXES**

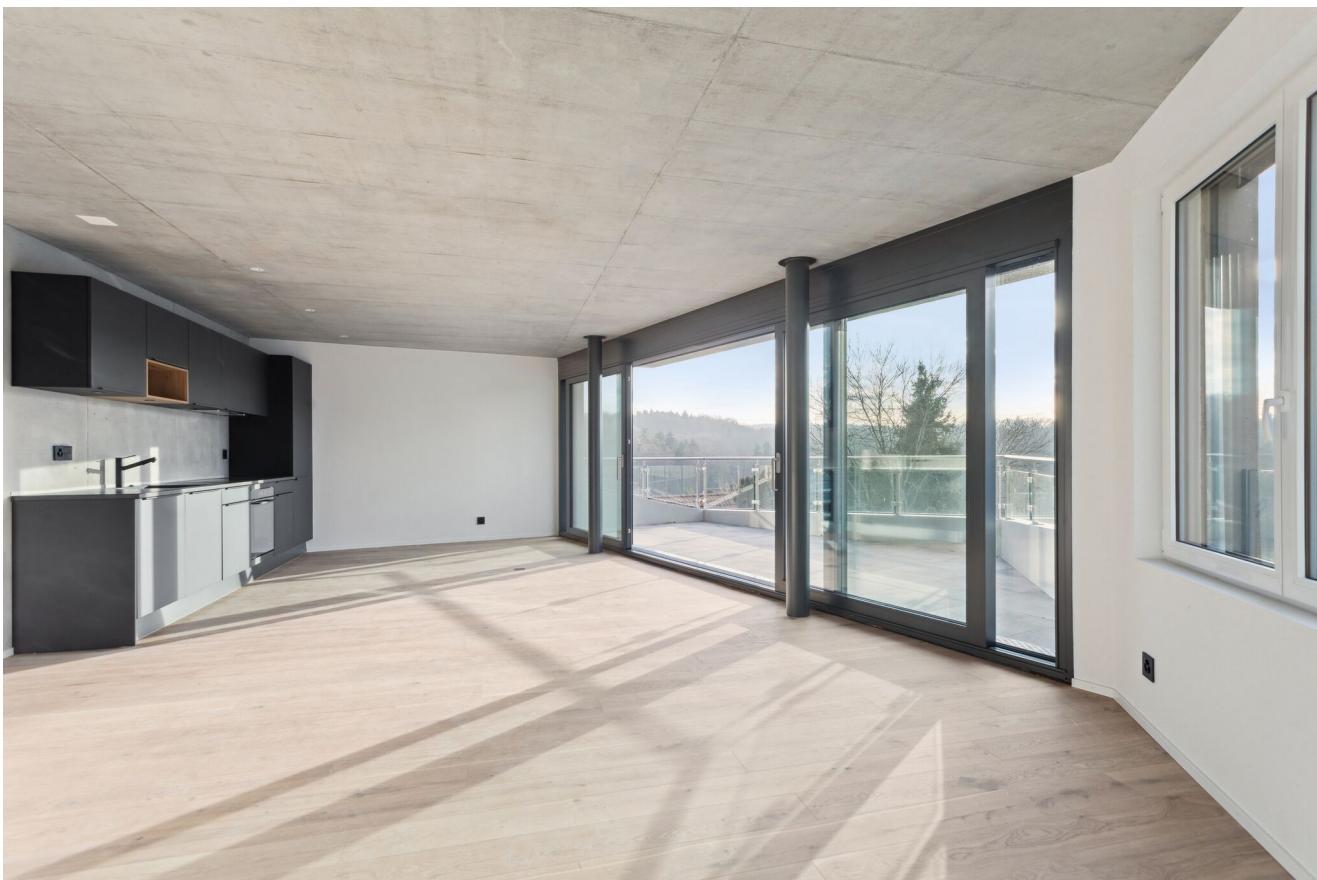
- Covered parking space (extra charge)
- Cellar

## **DISTANCES**

Station	1120 m
Public transports	600 m
Freeway	3300 m
Nursery school	1780 m
Primary school	950 m
Stores	560 m
Post office	1150 m
Bank	1200 m
Hospital	4000 m
Restaurants	980 m

## **DISTRIBUTION**

- Entrance leading to spacious living room
- Kitchen open to living and dining room
- Large picture windows with access to balcony
- 2 bedrooms, 1 with dressing room
- Shower room



## MUNICIPALITY

Belfaux is a charming Fribourg commune in the Sarine district, with over 3,500 inhabitants. The village includes residential, infrastructure, agricultural and wooded areas.

There are numerous small shops, restaurants, pharmacies and various companies in the commune, meeting all the needs of its inhabitants. Here, everything is in place for an ideal living environment.

At school level, the nursery and elementary school are located in the locality. Secondary school pupils go to the Joliment cycle d'orientation in Fribourg.

## CONSTRUCTION

With an original architectural concept, the building is made of exposed concrete on the outside and insulated on the inside. Materials are of the highest

quality and have been chosen with great taste.

Energy performance obviously meets current consumption criteria: triple glazing, efficient insulation, photovoltaic solar panels, heat pump, underfloor distributed heating, etc.

## INFORMATION

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Hiking trails
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Covered parking space(s)
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Dressing
- Cellar
- Unfurnished
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Photovoltaic panels
- Interphone
- Home automation

## FLOOR

- Tiles

## FINANCIAL DATA

<b>Price</b>	CHF 620'000.-
<b>Price park. int. ①</b>	CHF 25'000.-
<b>Total price</b>	<b>CHF 645'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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- Parquet floor

## CONDITION

- New
- under construction

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear

## STYLE

- Modern



Kitchen



Balcony overlooking kitchen and dining room



Balcony



Room 1



Room 1



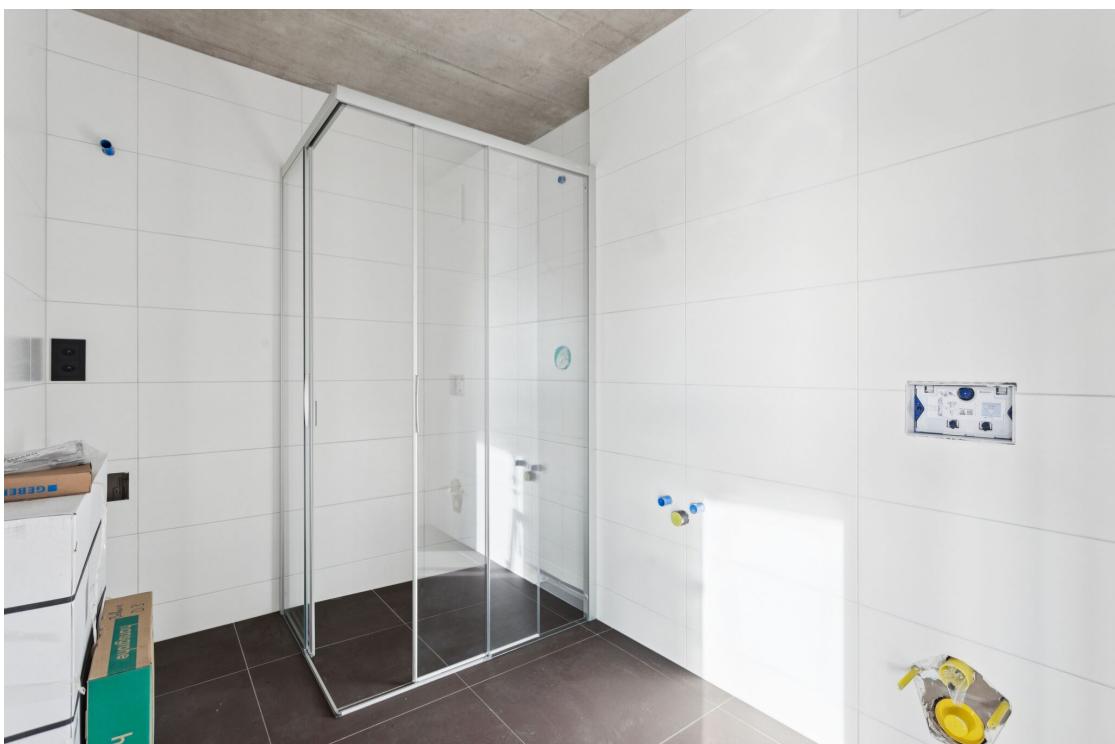
Bedroom 2 with dressing room



Dressing room in bedroom 2



Living room windows



Shower room



The building



The building