

BELFAUX



EXCLUSIVE ! Magnificent new 5.5-room apartment in Belfaux

CHF 880'000.-

Price of parking place(s) in addition



5.5



4



~128.8 m²

n° ref.
034595_LR_D



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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Enjoying an ideal living location, this new 5.5-room apartment enjoys a living area of 129 m² 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 family or senior citizens depending on requirements.

Located on the 1^{er} floor, it features a balcony offering a privileged glimpse of the verdant exteriors.

Two covered parking spaces are available in addition to the sale price.

SURFACES

Living area	~ 128.8 m ²
Weighted Surface	~ 138.7 m ²
Balcony Surface	~ 19.7 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Location floor	1st floor
Costs	CHF 422.-/month
Communal tax	84 %

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
- 4 bedrooms, including 1 master suite with en-suite bathroom
- 1 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.

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

CONSTRUCTION

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

INFORMATION

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	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
- Cellar
- Unfurnished
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Ceramic WOK
- Oven
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Interphone
- Home automation

FINANCIAL DATA

Price	CHF 880'000.-
Price park. int. ②	CHF 50'000.-
Total price	CHF 930'000.-
Availability	To be discussed
Judicial form	En PPE

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FLOOR

- Tiles
- Parquet floor

CONDITION

- New
- under construction

ORIENTATION

- South
- East

EXPOSURE

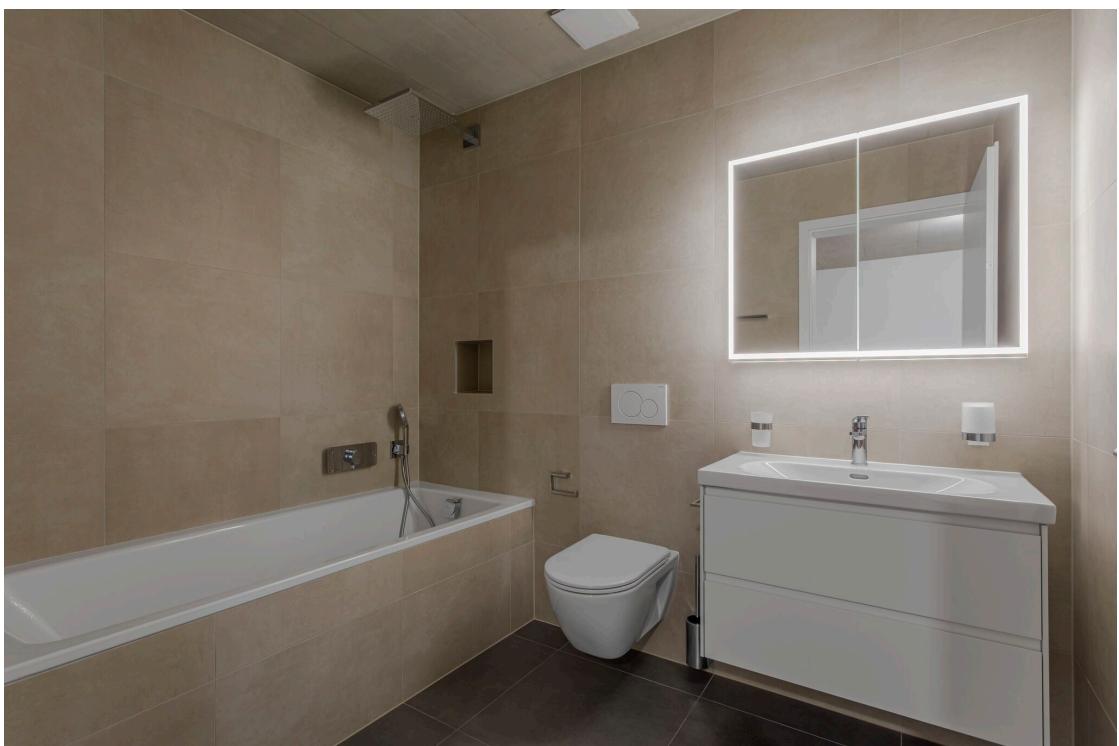
- Favourable

VIEW

- Nice view

STYLE

- Modern



Private bathroom



Shower room with wash column



Master bedroom with en-suite shower room



One bedroom



One bedroom



The building

