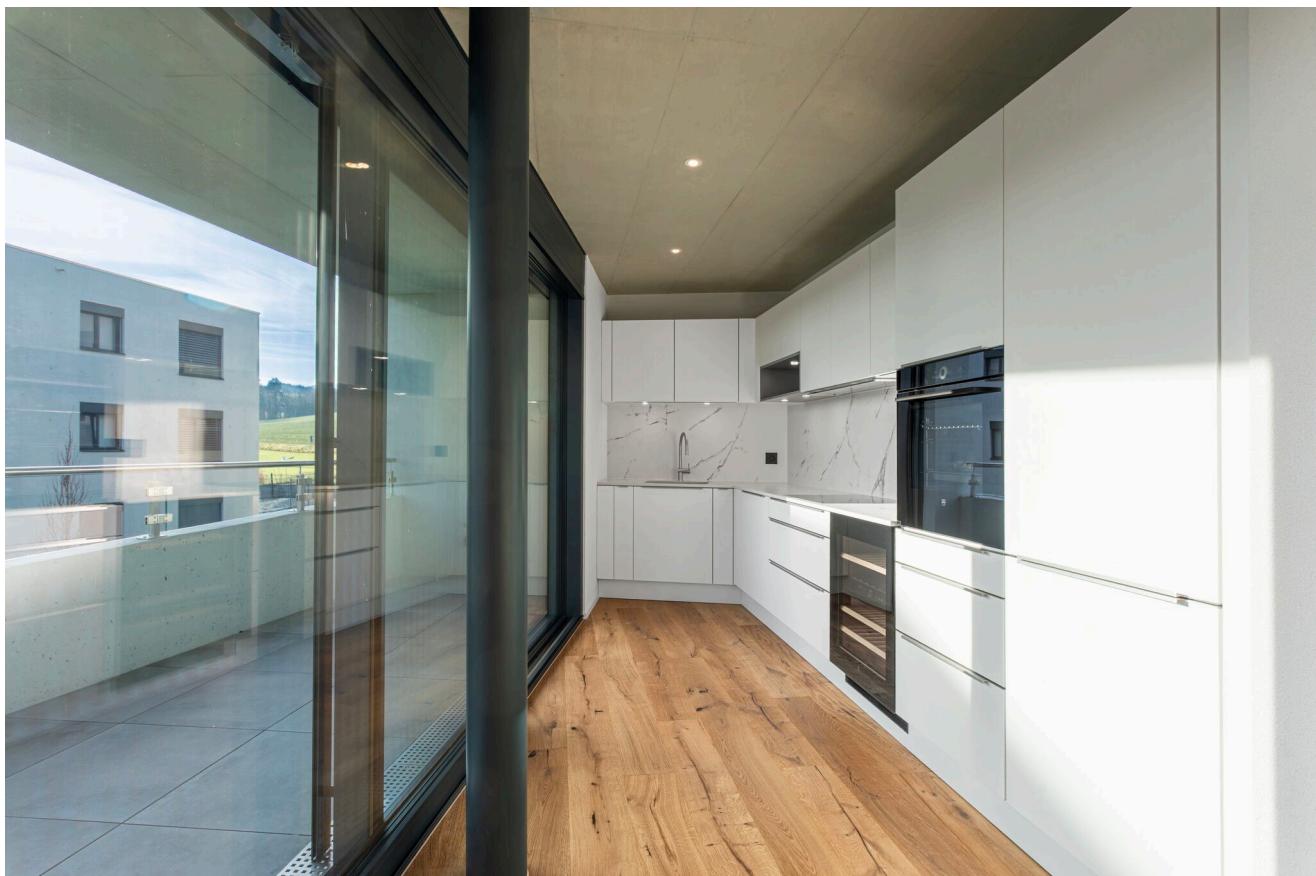


BELFAUX



EXCLUSIVE ! Magnificent new 5.5-room apartment in Belfaux

CHF 960'000.-

Price of parking place(s) in addition



5.5



4



~136.6 m²

n° ref.
034598_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 136 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	~ 136.6 m ²
Weighted Surface	~ 146.6 m ²
Balcony Surface	~ 22 m ²

CARACTERISTICS

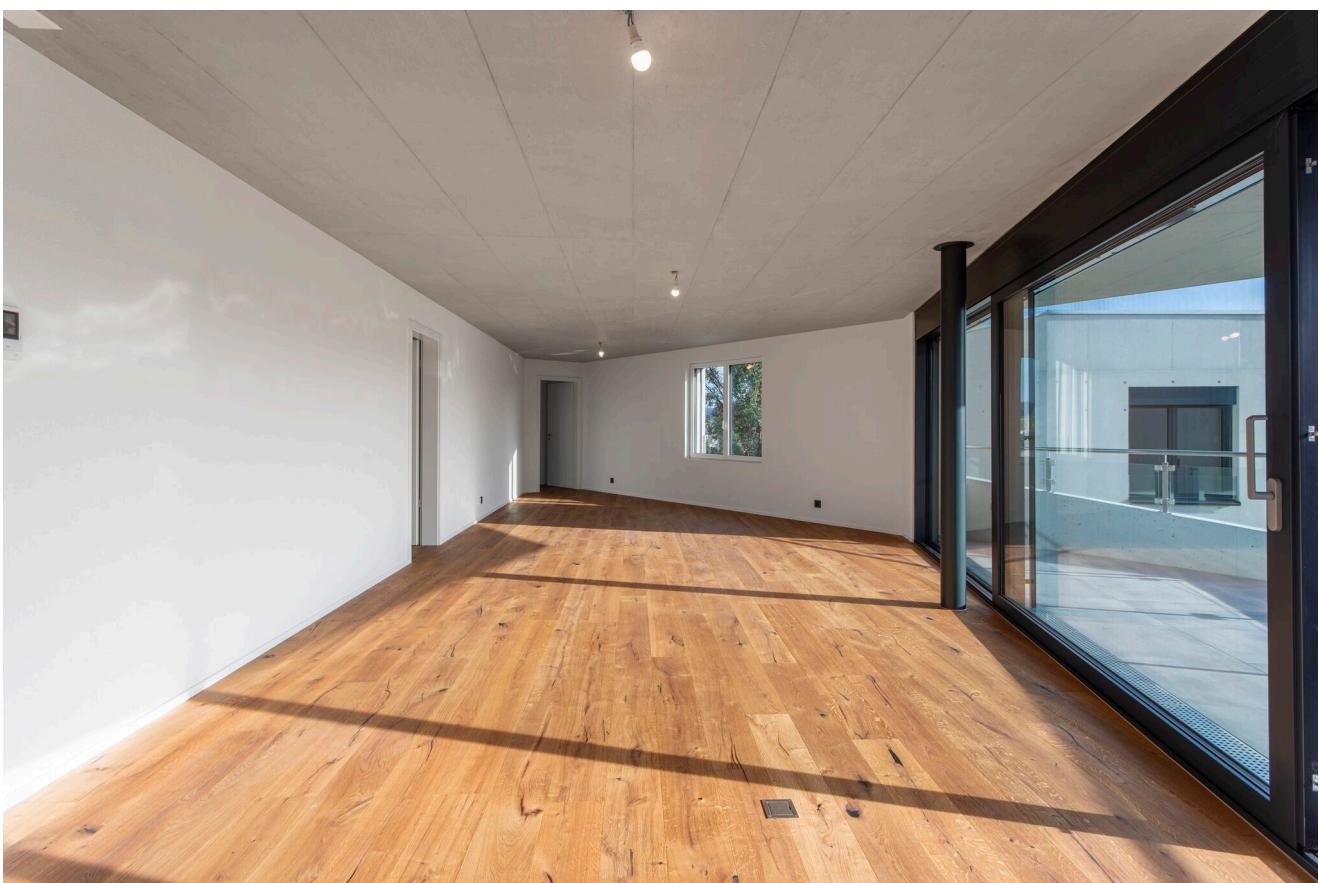
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Location floor	1st floor
Costs	CHF 446.-/month
Communal tax	84 %

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 hall with wall cabinets leading to spacious living room
- Kitchen open to dining room and living 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 Friborg town located in the Sarine district and has more than 3,500 inhabitants. The village includes areas of habitats, infrastructure and agricultural and wooded areas.

Many small shops, restaurants, pharmacy, various companies are present in the town and meet all the needs of its inhabitants. Here, everything comes together to benefit from an ideal living environment.

At the school level, the nursery and primary school are in the locality. Secondary school pupils go to the Joliment orientation cycle in Fribourg.

Energy performance obviously meets current consumption criteria: triple glazing, efficient insulation, photovoltaic solar panels, heat pump, distributed underfloor 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
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Optic fiber
- Electric blind
- Interphone

FINANCIAL DATA

Price	CHF 960'000.-
Price park. int. ②	CHF 50'000.-
Total price	CHF 1'010'000.-
Availability	To be discussed
Judicial form	En PPE

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- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- New
- under construction

ORIENTATION

- South
- East

EXPOSURE

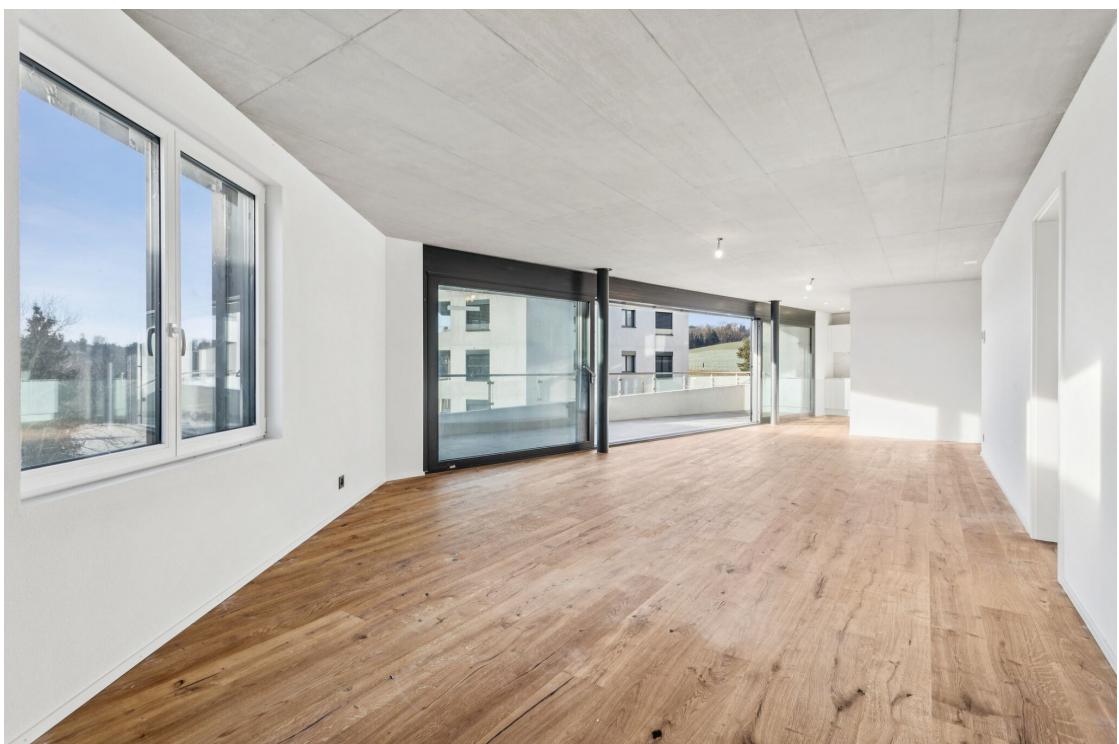
- Favourable

VIEW

- Nice view

STYLE

- Modern



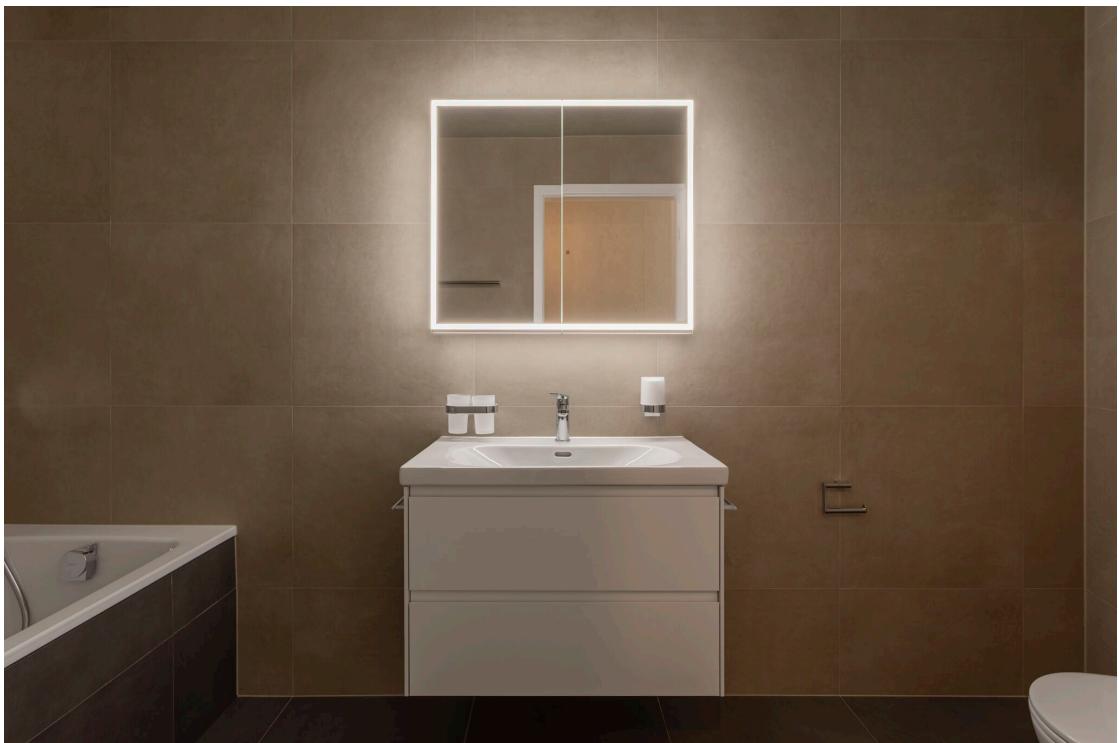
The living room



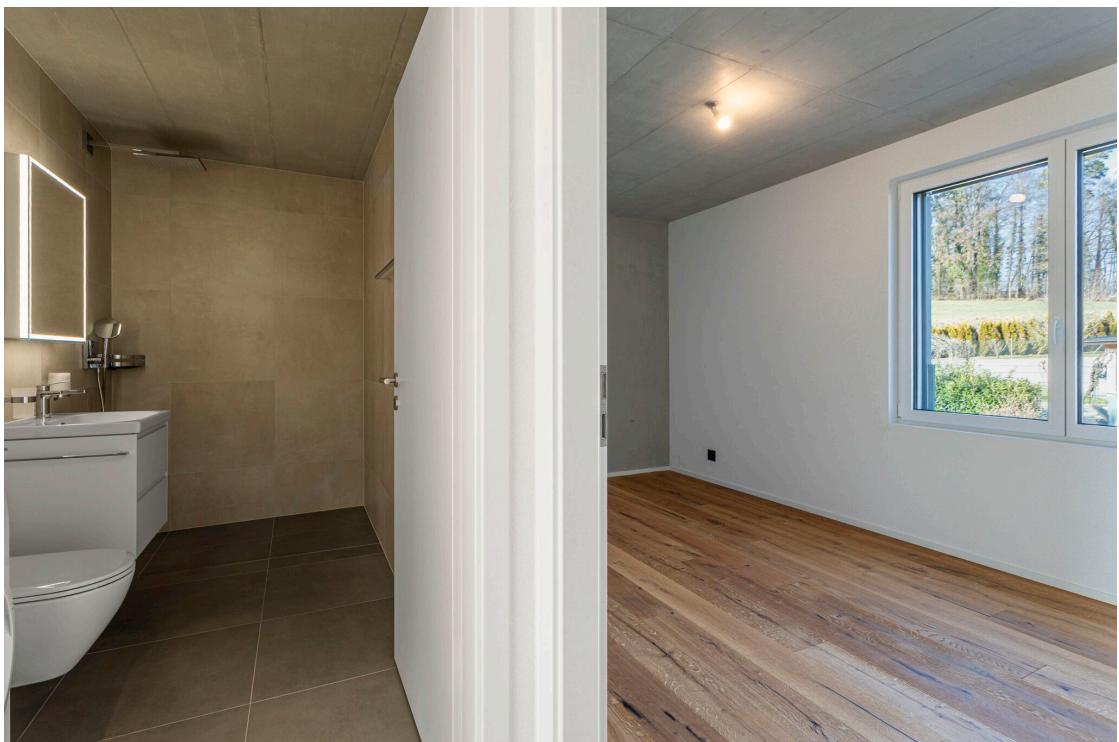
The balcony with its unobstructed view



Shower room with wash column



The bathroom in the master suite



One bedroom



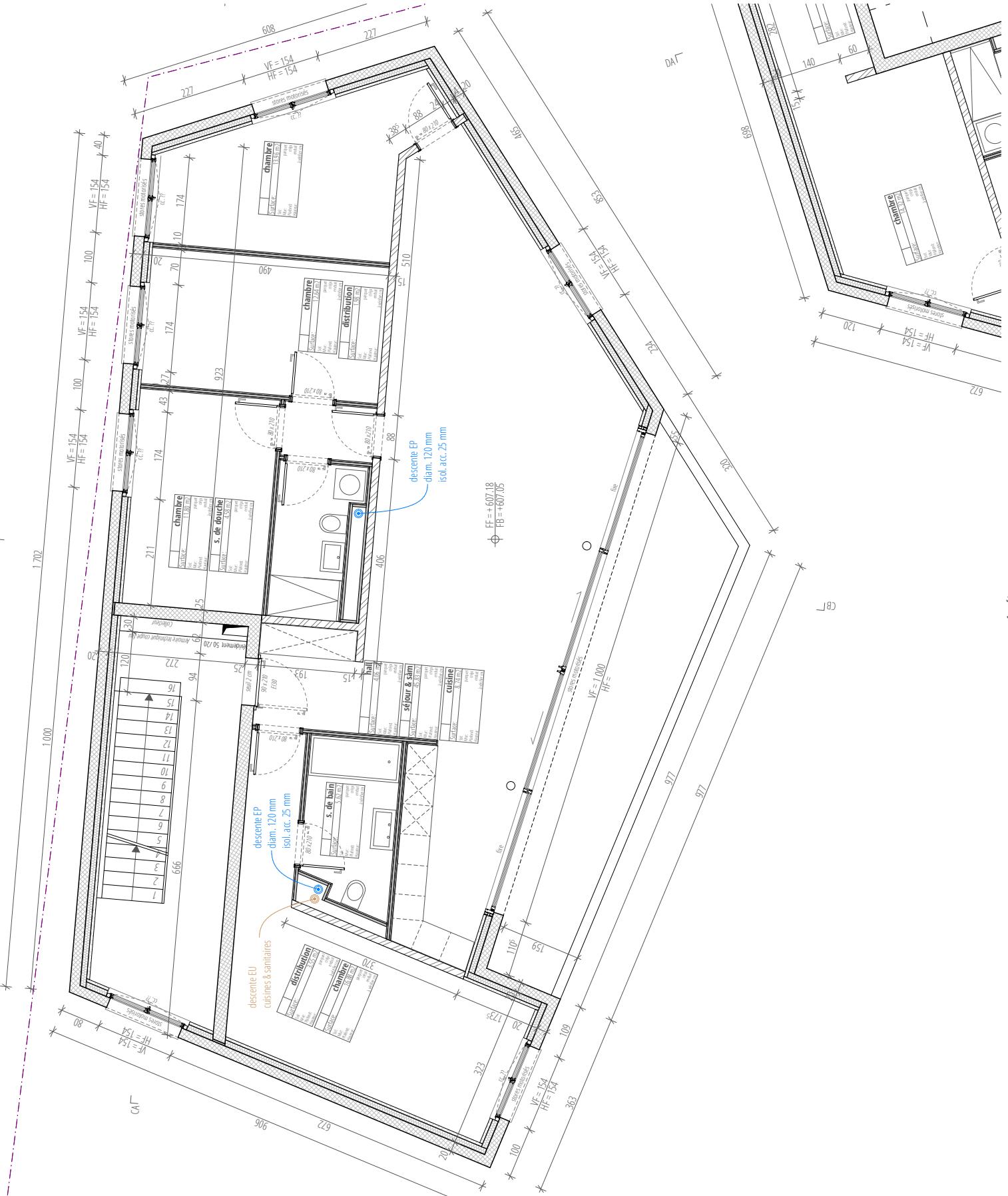
One bedroom



One bedroom



The building



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