

VUISTERNENS-EN-OGOZ



Storage room - Les Jardins de Vuisternens

CHF 40'000.-

Price of parking place(s) in addition

n° ref.
031788.19702



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

The new "Les Jardins de Vuisternens" project comprises 9 apartments of 3.5 and 4.5 rooms and an available PPE space.

The storage room offers a surface area of 14.5 m² and is located in the basement of the building.

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CARACTERISTICS

| | |
|------------------|----------|
| Location floor | Basement |
| Number of levels | 1 |
| Communal tax | 85 % |

DISTANCES

| | |
|-------------------|--------|
| Station | 5135 m |
| Public transports | 170 m |
| Freeway | 3205 m |
| Nursery school | 1855 m |
| Primary school | 1855 m |
| Secondary school | 2175 m |
| Stores | 300 m |
| Cable car | 8160 m |
| Post office | 2045 m |
| Bank | 1960 m |
| Restaurants | 270 m |



LOCATION

The "Les Jardins de Vuisternens" building enjoys a privileged location in the heart of the village of Vuisternens-en-Ogoz. All amenities are just a ten-minute drive away.

Because of its small size, it has a pleasant, cocoon-like feel in which everyone can easily cohabit while enjoying their own private space.

Located on the edge of an agricultural zone, the environment is calm and verdant, with easy access to the many possibilities for walks in the forest and on Mont Gibloux, as well as to the beaches and water sports of Lac de la Gruyère.

MUNICIPALITY

Located in the heart of the Sarine district in a region much appreciated by nature lovers, the commune of

Gibloux was created in 2016 following the merger of the communes of Farvagny, Vuisternens-en-Ogoz, Le Glèbe, Rossens and Corpataux-Magnedens.

The village of Vuisternens-en-Ogoz offers its residents basic amenities such as a restaurant, cheese dairy and direct access to public transport (bus). Its proximity to Farvagny gives you access to supermarkets, restaurants, hairdresser/beauty salon, fitness center, post office, bank, A12 freeway, etc. in less than 10 minutes. For families, a crèche and after-school care are available in Farvagny. Primary and secondary schools are also located in the village.

CONSTRUCTION

This architect-designed building is designed to be modern, yet respectful of the surrounding architectural style and the slight slope of the land, so

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as to blend in perfectly with the landscape.

It is distinguished in particular by its beautiful ventilated wooden facade and the special attention paid to finishing.

In order to allow you to bring your personal touch and good taste to your future home, finishing touches remain a matter of choice. Kitchens will be equipped with Miele or V-ZUG appliances.

The budgets allocated for this purpose are as follows:

- 3.5 rooms: CHF 18,000 for kitchens / CHF 10,000 for sanitary facilities.
- 4.5 rooms: CHF 24,000 for kitchens / CHF 13,000 for sanitary facilities.

Currently under construction, the apartments should be ready to welcome their owners for summer or winter 2023.

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary school
- Near a golf course
- Hiking trails
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Loggia
- Greenery
- Parking

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Separated lavatory
- Cellar
- Bicycle storage
- Built-in closet

- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Oven
- Fridge
- Dishwasher
- Laundry
- Connections for washing tower
- Shower
- Bath
- Electric blind
- Interphone
- Ventilation
- Outdoor lighting

FLOOR

- At your discretion

CONDITION

- New
- under construction

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Rural
- Mountains

FINANCIAL DATA**Price****CHF 40'000.-****Availability**

immediately

Judicial form

En PPE

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STYLE

- Modern





| Les Jardins de Vuisternens 1696 Vuisternens-en-Ogoz, CH | | | | | | | | | |
|--|--------------|---------------|--------------|-------|---------------------|---------------------|---------------------|--------------|----------|
| Batch | Reference | Type | Floor | Rooms | Living surface | Terrace surface | Balcony surface | Price | Status |
| 1 | 031788.15265 | New apartment | Ground floor | 4.5 | 93.6 m ² | - | 13.7 m ² | | Sold |
| 2 | 031788.15266 | New apartment | Ground floor | 3.5 | 82.4 m ² | 11.7 m ² | - | | Sold |
| 3 | 031788.15267 | New apartment | Ground floor | 3.5 | 76.4 m ² | 12 m ² | - | | Sold |
| 4 | 031788.15268 | New apartment | 1st floor | 4.5 | 94.3 m ² | - | 13 m ² | | Sold |
| 5 | 031788.15269 | New apartment | 1st floor | 3.5 | 82.5 m ² | - | 10.7 m ² | | Sold |
| 6 | 031788.15270 | New apartment | 1st floor | 3.5 | 82.9 m ² | - | 11.1 m ² | | Sold |
| 7 | 031788.15271 | New apartment | 2nd floor | 4.5 | 94.7 m ² | - | 13 m ² | | Sold |
| 8 | 031788.15272 | New apartment | 2nd floor | 3.5 | 82.2 m ² | - | 10.7 m ² | | Sold |
| 9 | 031788.15273 | New apartment | 2nd floor | 3.5 | 82.8 m ² | - | 11 m ² | | Sold |
| 10 | 031788.19702 | Outbuilding | Basement | - | - | - | - | CHF 40'000.- | For sale |

Parking places:

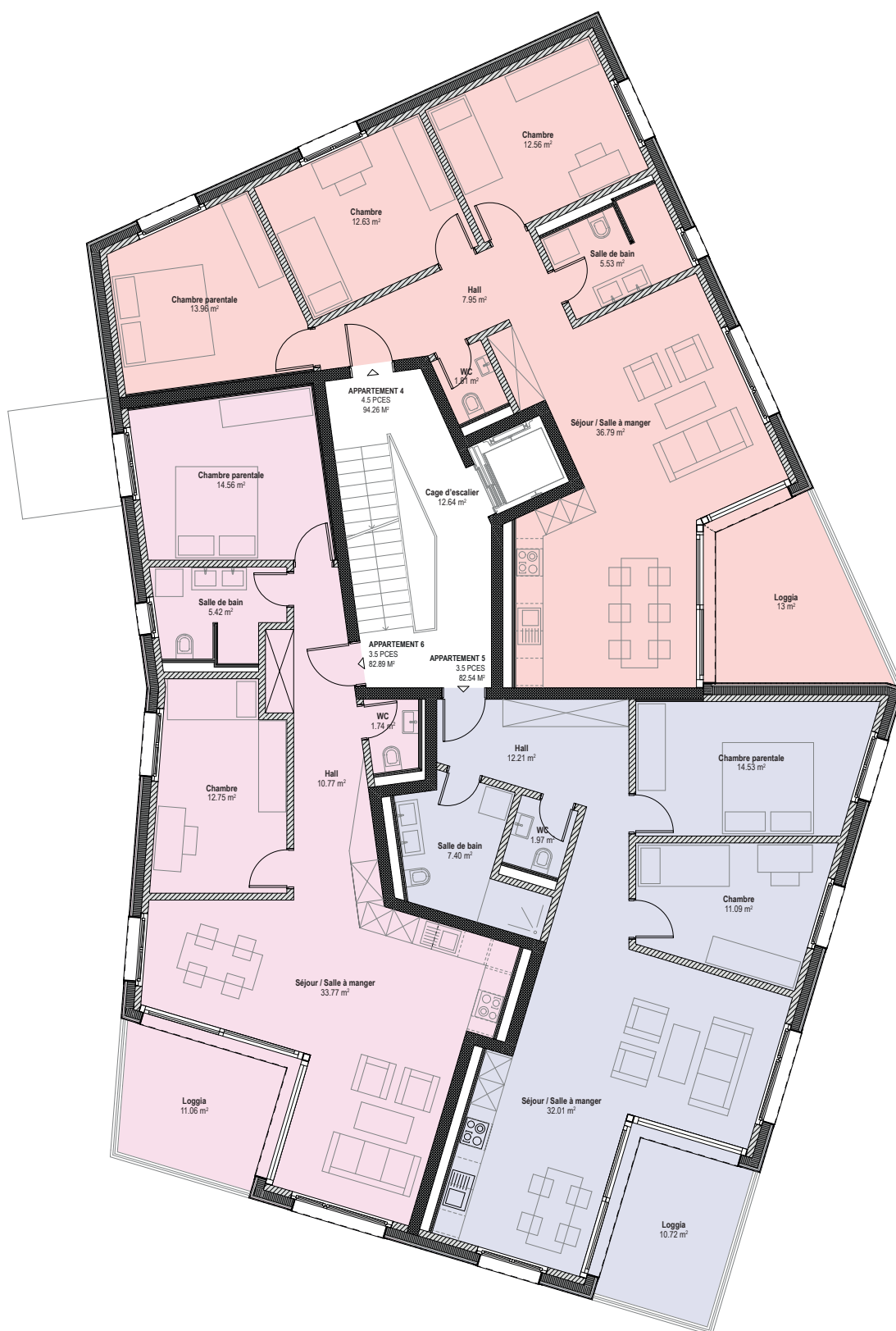
The building has one visitor parking space and a 12-space underground parking lot for residents.

The 3.5-room apartments have 1 parking space, while the 4.5-room apartments have 2.

These are added to the advertised selling price (CHF 30,000/space).



| Lot | Nbr de pièces | Surface appartement | Surface terrasse | Surface loggia | Surface jardin | Surface de vente |
|-----|---------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|
| 1 | 4½ | 93.75 m ² | | 13.68 m ² | 56.22 m ² | 100.59 m ² |
| 2 | 3½ | 82.38 m ² | 11.66 m ² | | 238.27 m ² | 86.27 m ² |
| 3 | 3½ | 76.36 m ² | 11.96 m ² | | 134.08 m ² | 80.35 m ² |



| Lot | Nbr de pièces | Surface appartement | Surface loggia | Surface de vente |
|-----|---------------|----------------------|----------------------|-----------------------|
| 4 | 4½ | 94.26 m ² | 13.0 m ² | 100.76 m ² |
| 5 | 3½ | 82.54 m ² | 10.72 m ² | 87.90 m ² |
| 6 | 3½ | 82.89 m ² | 11.06 m ² | 88.42 m ² |



| Lot | Nbr de pièces | Surface appartement | Surface loggia | Surface de vente |
|-----|---------------|---------------------|----------------|------------------|
| 7 | 4½ | 94.72 m² | 13.0 m² | 101.22 m² |
| 8 | 3½ | 82.19 m² | 10.70 m² | 87.54 m² |
| 9 | 3½ | 82.83 m² | 11.04 m² | 88.35 m² |

