

# 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**  
Boulevard de Pérrolles 16, 1700 Fribourg

**Carole Clément**  
+41 79 781 41 36  
carole.clement@swsir.ch



## 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.

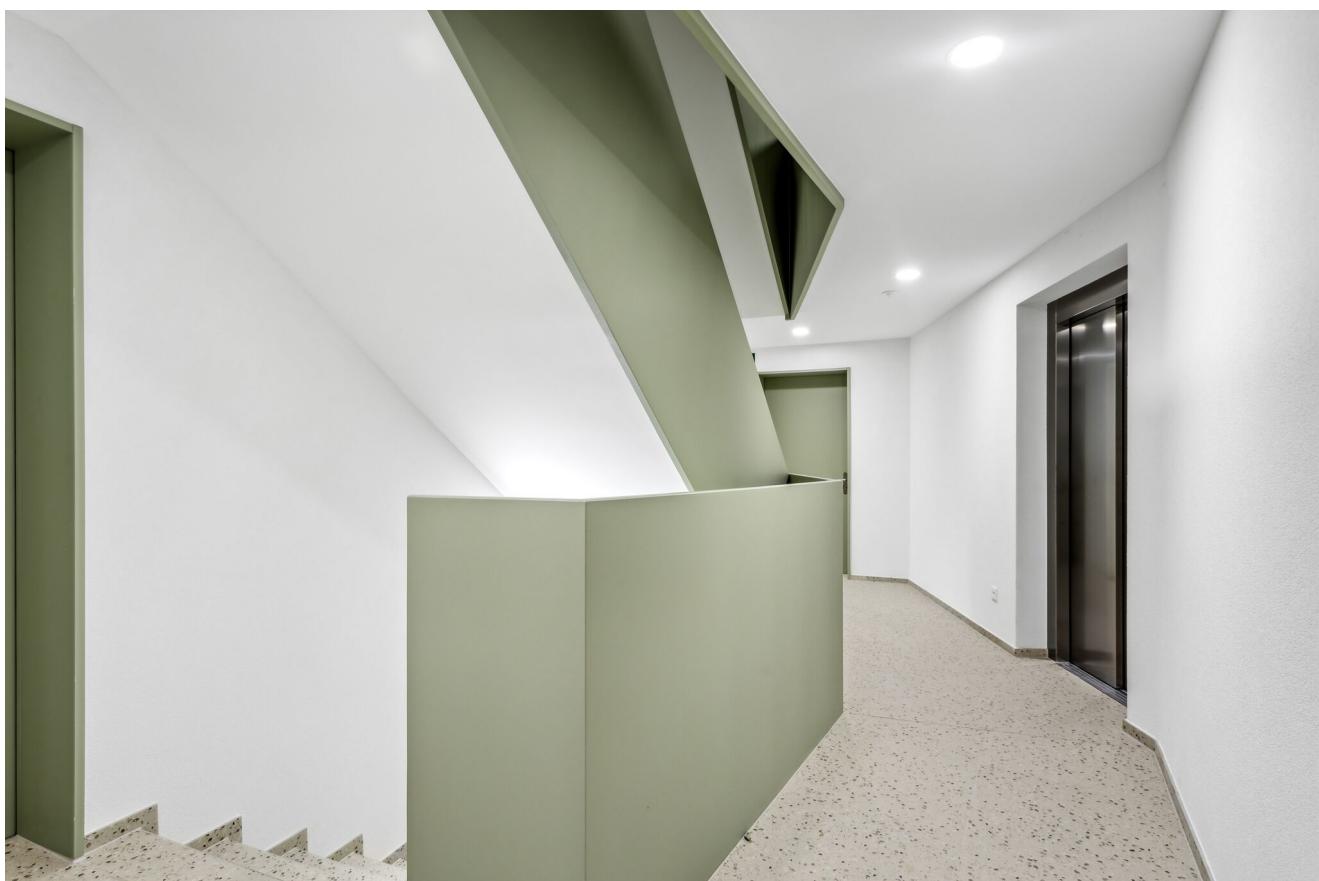
The storage room offers a surface area of 14.5 m<sup>2</sup> and is located in the basement of the building.

## 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

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

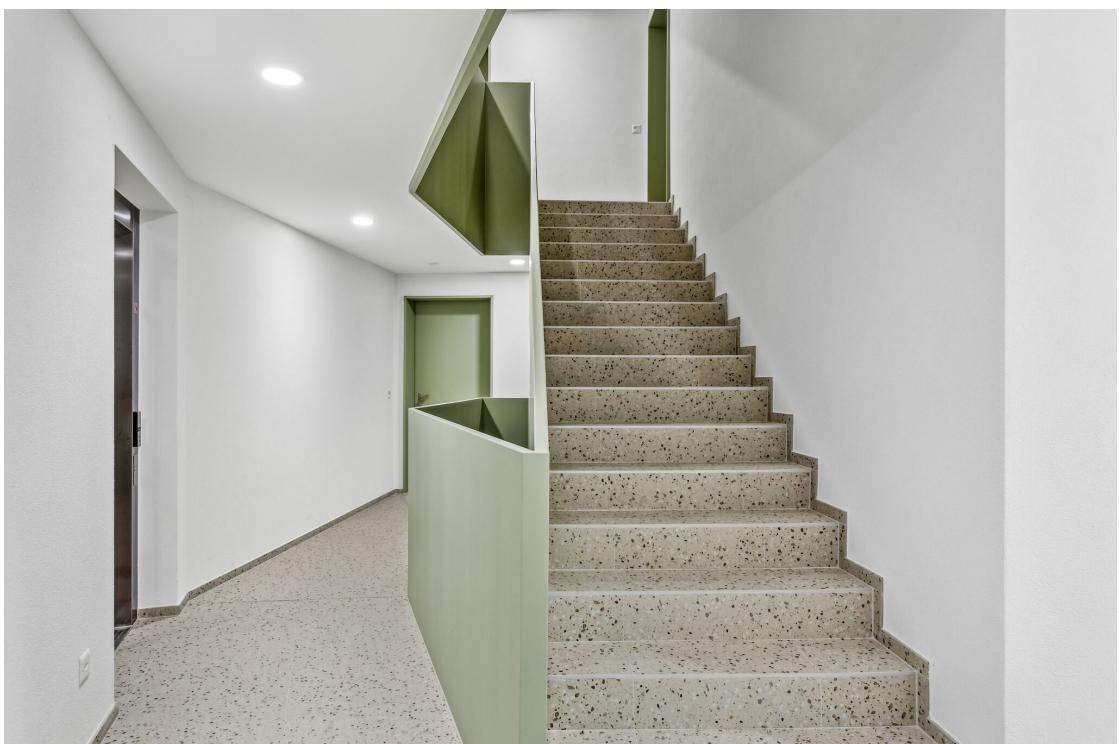
En PPE

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

**STYLE**

- Modern

Switzerland | Sotheby's  
INTERNATIONAL REALTY



[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



**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 <sup>2</sup>	-	13.7 m <sup>2</sup>		Sold
2	031788.15266	New apartment	Ground floor	3.5	82.4 m <sup>2</sup>	11.7 m <sup>2</sup>	-		Sold
3	031788.15267	New apartment	Ground floor	3.5	76.4 m <sup>2</sup>	12 m <sup>2</sup>	-		Sold
4	031788.15268	New apartment	1st floor	4.5	94.3 m <sup>2</sup>	-	13 m <sup>2</sup>		Sold
5	031788.15269	New apartment	1st floor	3.5	82.5 m <sup>2</sup>	-	10.7 m <sup>2</sup>		Sold
6	031788.15270	New apartment	1st floor	3.5	82.9 m <sup>2</sup>	-	11.1 m <sup>2</sup>		Sold
7	031788.15271	New apartment	2nd floor	4.5	94.7 m <sup>2</sup>	-	13 m <sup>2</sup>		Sold
8	031788.15272	New apartment	2nd floor	3.5	82.2 m <sup>2</sup>	-	10.7 m <sup>2</sup>		Sold
9	031788.15273	New apartment	2nd floor	3.5	82.8 m <sup>2</sup>	-	11 m <sup>2</sup>		Sold
10	<b>031788.19702</b>	<b>Outbuilding</b>	<b>Basement</b>	-	-	-	-	<b>CHF 40'000.-</b>	<b>For sale</b>

**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	<b>4½</b>	93.75 m <sup>2</sup>		13.68 m <sup>2</sup>	56.22 m <sup>2</sup>	<b>100.59 m<sup>2</sup></b>
2	<b>3½</b>	82.38 m <sup>2</sup>	11.66 m <sup>2</sup>		238.27 m <sup>2</sup>	<b>86.27 m<sup>2</sup></b>
3	<b>3½</b>	76.36 m <sup>2</sup>	11.96 m <sup>2</sup>		134.08 m <sup>2</sup>	<b>80.35 m<sup>2</sup></b>



Lot	Nbr de pièces	Surface appartement	Surface loggia	Surface de vente
4	4½	94.26 m <sup>2</sup>	13.0 m <sup>2</sup>	<b>100.76 m<sup>2</sup></b>
5	3½	82.54 m <sup>2</sup>	10.72 m <sup>2</sup>	<b>87.90 m<sup>2</sup></b>
6	3½	82.89 m <sup>2</sup>	11.06 m <sup>2</sup>	<b>88.42 m<sup>2</sup></b>



Lot	Nbr de pièces	Surface appartement	Surface loggia	Surface de vente
7	4½	94.72 m <sup>2</sup>	13.0 m <sup>2</sup>	<b>101.22 m<sup>2</sup></b>
8	3½	82.19 m <sup>2</sup>	10.70 m <sup>2</sup>	<b>87.54 m<sup>2</sup></b>
9	3½	82.83 m <sup>2</sup>	11.04 m <sup>2</sup>	<b>88.35 m<sup>2</sup></b>

