

ROMONT FR



For sale: Rental house

CHF 2'150'000.-

Price of parking place(s) in addition



12.5



7



~400 m²

n° ref. **045142**



Switzerland | Sotheby's International Realty
Boulevard de Pérrolles 16, 1700 Fribourg

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SITUATION AND DESCRIPTION

This 1911 building, located at the foot of the medieval château and Tour à Boyer, was completely transformed and refurbished between 2015 and 2019. It comprises 3 apartments:

- 2 2-room apartments on the ground floor (currently rented and representing a very attractive return)
- 1 very beautiful 7.5-room triplex apartment combining modern materials and old-world charm

This vast apartment is composed as follows:

On the 1st floor: Entrance hall with built-in cupboards, kitchen opening onto a large living-dining area embellished with a fireplace, bathroom and study.

On the 2nd floor: master suite with study area and dressing room, shower room, bedroom, play/relaxation area benefiting from ample volume and exposed beams

In the attic: 2 cosy bedrooms and a shower room

Various storage rooms complete this home. Outside, you'll find a comfortable terrace to enjoy the sun, a nicely embellished garden area and 2 storerooms/workshops.

You'll also benefit from a large garage and 6 parking spaces in front of the house.

Would you like to enjoy a comfortable and spacious living space while benefiting from a return linked to the rental of the 2 other units?

Do not hesitate any longer and contact me without delay for a visit

SURFACES

| | |
|-------------------|----------------------|
| Living area | ~ 400 m ² |
| Surface of parcel | ~ 714 m ² |
| Volume | ~ 2303 cbm |

CARACTERISTICS

| | |
|-------------------------|-----------------|
| Number of rooms | 12.5 |
| Number of bedrooms | 7 |
| Number of bathrooms | 5 |
| Number of toilets | 5 |
| Year of construction | 1911 |
| Year of restoration | 2019 |
| Heating system | Gas |
| Heating installation | Radiator, Floor |
| Second home | Non authorized |
| Inside parking place/s | 1 included |
| Outside parking place/s | 6 included |
| Total nb. of parkings | 7 included |
| Parking places | Yes, obligatory |

DISTANCES

| | |
|-------------------|-------|
| Public transports | 196 m |
| Primary school | 216 m |
| Stores | 329 m |
| Restaurants | 72 m |

NEIGHBOURHOOD

- City centre
- Village
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Tennis centre
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Storeroom
- Parking
- Garage

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Cellar
- Storeroom
- Workshop
- Unfurnished
- Fireplace
- Triple glazing
- Bright/sunny
- Exposed beams
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

FINANCIAL DATA

Price

CHF 2'150'000.-

Availability

To be discussed

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EXPOSURE

- Good
- All day

VIEW

- Nice view
- Far view



















