

CORSEREY



Two-family building in village center

CHF 970'000.-

Parking place(s) included



~215.5 m²

n° ref. **046253**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Erected on a 486 m² plot, this property is ideally located in the heart of the village of Corserey.

Divided into 2 parts, it comprises a 2.5-room apartment on the ground floor (vacant and convertible into a 3.5 pces) and a 6.5 pces duplex apartment on the 1st floor (rented) with access to the attic as a galetas.

The apartments have a living area of 88 m², resp. 127.5 m² and bright rooms. The largest, located on the 1st floor, benefits from a balcony.

Finally, a huge basement / warehouse formerly used as a cheese cellar and a garage for 1 car complete this property.

Situated in the heart of the Fribourg countryside, the village of Corserey is today part of the Prez commune.

This charming village captivates visitors with its peaceful atmosphere, lush greenery and authentic character. Access to the freeway (linking Berne to Vevey) is just a few minutes away, providing easy access to the region's major economic centers. Essential amenities (schools, shops, restaurants, services, SBB station and shopping centers) are within easy reach in neighboring communities such as Avry, Matran and Fribourg. This location offers a balance between village tranquility and proximity to urban infrastructure.

SURFACES

Living area	~ 215.5 m ²
Surface of parcel	~ 617 m ²
Volume	~ 1458 cbm

CHARACTERISTICS

Number of balcony	1
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ANNEXES

- Garage for 1 car

DISTANCES

Station	2800 m
Public transports	70 m
Freeway	7500 m
Primary school	20 m
Secondary school	6500 m
Stores	3800 m
Post office	2900 m
Bank	1900 m
Hospital	6000 m
Restaurants	1800 m

DISTRIBUTION**Ground floor****2.5-room apartment:**

- Entrance hall with storage cupboards
- Fully equipped kitchen
- Living and dining room
- Shower room/WC
- Bedroom
- Room with laundry column

1st floor**6.5-room duplex apartment:**

- Entrance hall with attic access
- Fully equipped kitchen and living
- Living
- 3 bedrooms

- Bathroom with laundry column

Under the roof**6.5-room apartment floor:**

- Play area
- 2 bedrooms
- Shower room
- Access to attic

Basements

- Cellar / warehouse / reduced



CONSTRUCTION

Built in 1986, this building was initially occupied by the village dairy with cheese cellars in the basement and accommodation on the 1st floor. Subsequently, the store was converted into a large 2.5-room apartment (with potential for conversion into a 3.5-room apartment).

The heating is distributed by radiators and produced with oil.

The attic space is currently not habitable as it is neither insulated nor heated but used as a galetas for the 1st floor accommodation.

INFORMATION

Number of floors above ground	3
Year of construction	1986
Number of flats	2
No. of deposits	1
Basements	1
Heating installation	Radiator
Heating system	Fuel oil

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Primary school
- Hiking trails
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Garage
- Cellar
- Double glazing
- Bright/sunny

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Favourable
- All day

VIEW

- Clear
- Garden

STYLE

- Classic
- Rustic

FINANCIAL DATA

Price	CHF 970'000.-
Availability	To be discussed
Judicial form	En nom propre

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Ground floor apartment / shower room



Ground floor apartment / bedroom



1st floor apartment / kitchen



1st floor apartment / living room



1st floor apartment / bedroom 1



1st floor apartment / bedroom 2



1st floor apartment / bedroom 3



1st floor apartment / bedroom 4



1st floor apartment / bathroom



1st floor apartment / shower room



1st floor apartment / balcony



The building