

ALBEUVE



Two-family building with development
potential

CHF 850'000.-

Annexe(s) and parking place(s) included

 ~172 m²

n° ref. **046117**



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Switzerland

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SITUATION AND DESCRIPTION

Erected on a 572 m² plot, this property is ideally located in the heart of the village of Albeuve.

Divided into 2 parts, it comprises 2 2.5-room apartments, partially converted attic space, a basement as well as a large disused rural.

The apartments each enjoy over 86 m² of living space and bright rooms. The largest, on the 1st floor, has a balcony and direct access to the terrace and large garden. There's plenty of sunshine from morning to night.

The rural part offers great potential for expansion. With more than 620 m³, it would indeed be possible to create one or even two apartments.

Finally, a wine cellar acting as a carnotzet, 2 outdoor parking spaces and a covered area for 2 cars complete

this property.

Located 15 minutes from Bulle and Château-d'Oex, Albeuve is a small Gruyère locality forming part of the political commune of Haut-Intyamont. Well-known for its traditional Gruyère way of life, Albeuve is also renowned for its many hiking trails, unspoilt nature and exceptional scenery. Albeuve is a welcoming, family-friendly village with all the usual amenities, as well as a school circle (primary classes) in the village of Neirivue, with after-school care available at parents' request. Transport for children to Neirivue school is organized by the Commune. Teenagers, meanwhile, attend the Tour-de-Trême cycle d'orientation.

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SURFACES

Living area	~ 172 m ²
Surface of parcel	~ 572 m ²
Cellar surface	~ 41 m ²
Garret surface	~ 75 m ²
Volume	~ 1544 cbm

CARACTERISTICS

Number of balcony	1
Number of terraces	1
Communal tax	97 %

ANNEXES

Rural disused over 620 m³
 Covered for 2 cars
 2 outdoor parking spaces

DISTANCES

Station	95 m
Public transports	95 m
Freeway	12960 m
Nursery school	60 m
Primary school	60 m
Secondary school	9865 m
Secondary II school	12055 m
Stores	55 m
Cable car	5175 m
Post office	55 m
Bank	3300 m
Hospital	13815 m
Restaurants	115 m

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

Entrance hall with wall cupboards
 Fully equipped, eat-in kitchen
 Living room/bedroom
 Shower room/WC and laundry column

1st floor**2.5-room apartment:**

Living room with kitchen open to living room with stove and balcony
 Bedroom with access to terrace and garden
 Shower room/WC

Under the roof

Attic (not currently habitable)

Basements

Wine cellar and carnotzet



CONSTRUCTION

Built in 1877, this property was renovated in 2011 as well as in 2023 while retaining its soul and charm of yesteryear.

Photovoltaic panels were installed in 2023.

The work carried out was general and included renovating the kitchens and sanitary facilities, insulating the attic space, adding solar panels and changing the water heater, windows, shutters, floor coverings, as well as various painting and electrical works.

The attic space is currently uninhabitable as it is neither insulated nor heated. However, it would be conceivable to make them habitable, thus creating beautiful living spaces with interesting ceiling heights.

INFORMATION

Number of floors above ground	3
Year of construction	1877
Number of flats	2
Basements	1
Year of restoration	2023
Heating installation	Radiator, Stove
Domestic water heating system	Electricity
Heating system	Electricity, Wood

NEIGHBOURHOOD

- Village
- Park
- Green
- Mountains
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Child-friendly
- Playground
- Preschool
- Primary school
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Concert hall
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Carport
- Petanque ground
- Built on even grounds
- Middle house

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Wine cellar
- Carnotzet
- Garret
- Workshop
- Swedish stove
- Double glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Shower
- Photovoltaic panels

FINANCIAL DATA

Price	CHF 850'000.-
Communal tax	97 %
Real estate tax	2.5% of fiscal value
Availability	To be discussed
Judicial form	En nom propre

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FLOOR

- Tiles
- Vinyl

CONDITION

- Good
- Renovated

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- Nice view
- Valley view
- Panoramic
- Garden
- Fields
- Forest
- Mountains
- Alps

STYLE

- Classic
- Rustic
- Character house



1st floor apartment: Living room



1st floor apartment: Balcony with unobstructed view



1st floor apartment: Bedroom with outside access



First floor apartment: Eat-in kitchen



First floor apartment: Living room



First floor apartment: Bedroom area



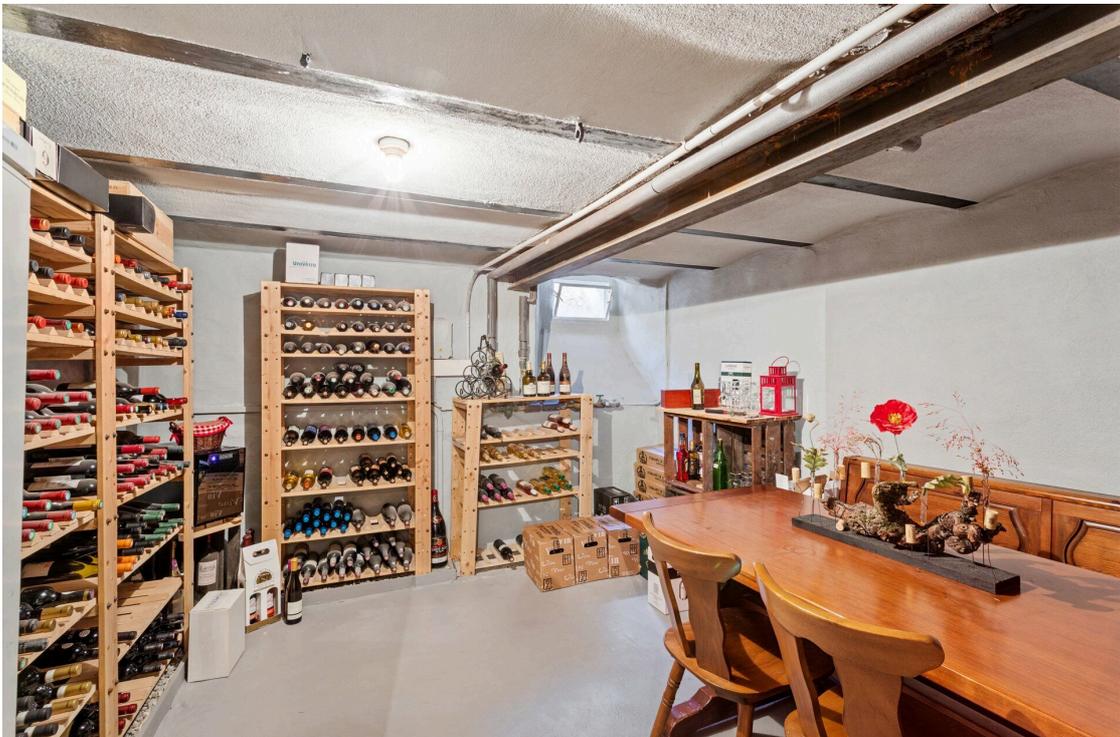
First floor apartment: Bathroom



1st floor apartment: Living room with balcony



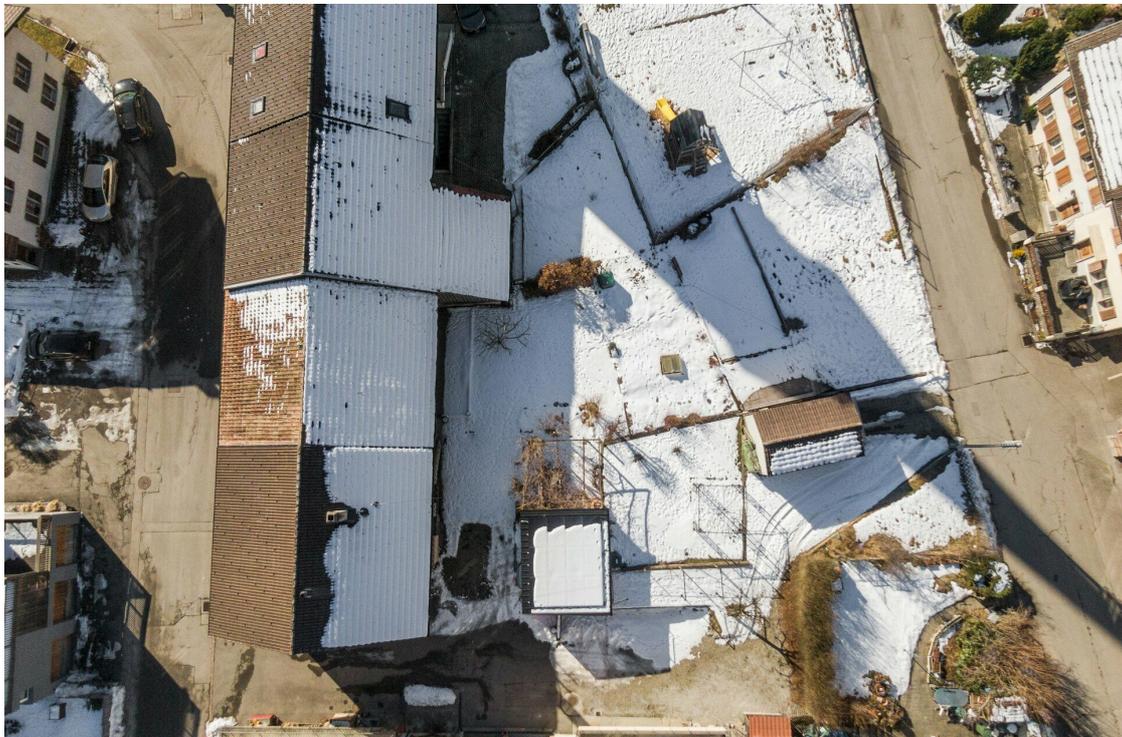
Large rural area with interesting potential



Wine cellar / Carnotzet

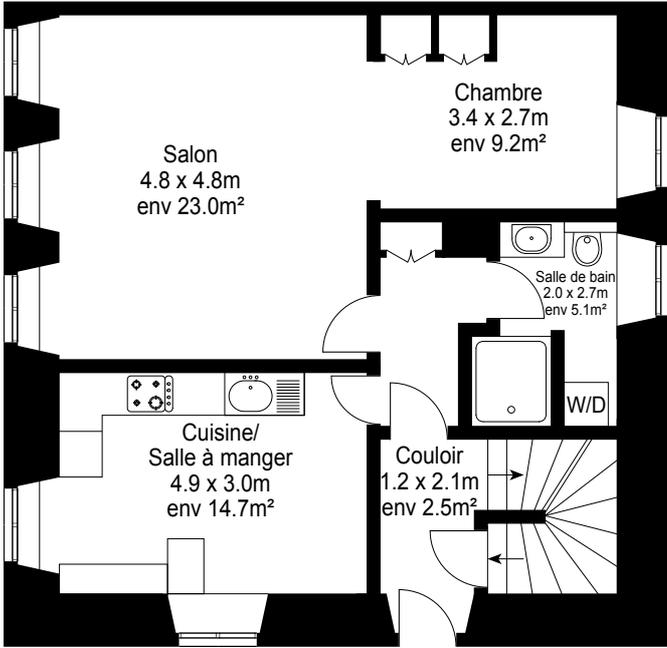


Large garden

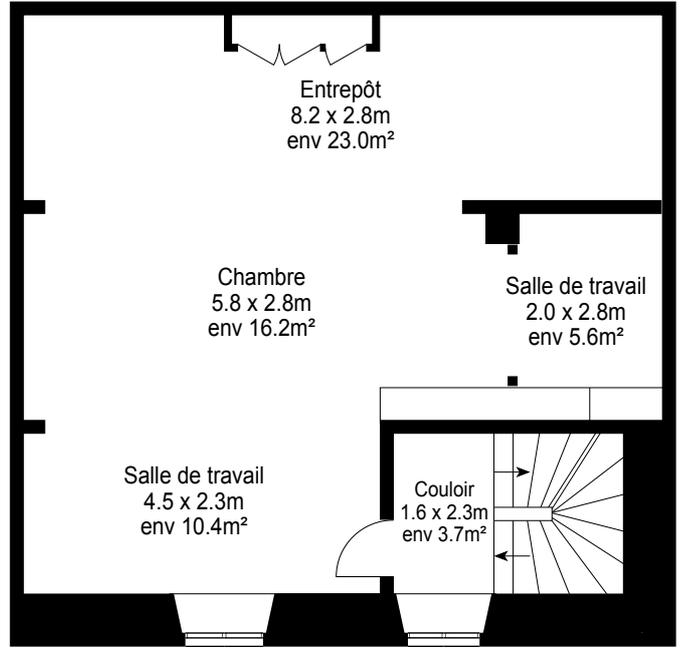


The plot

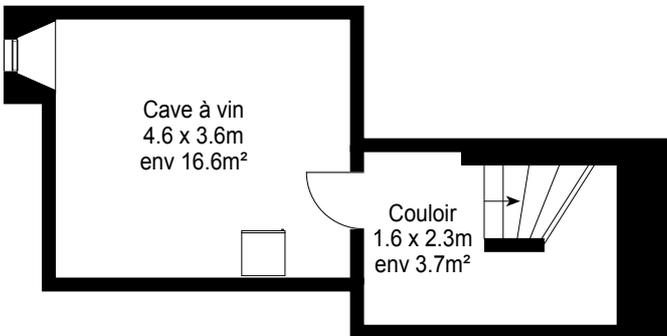




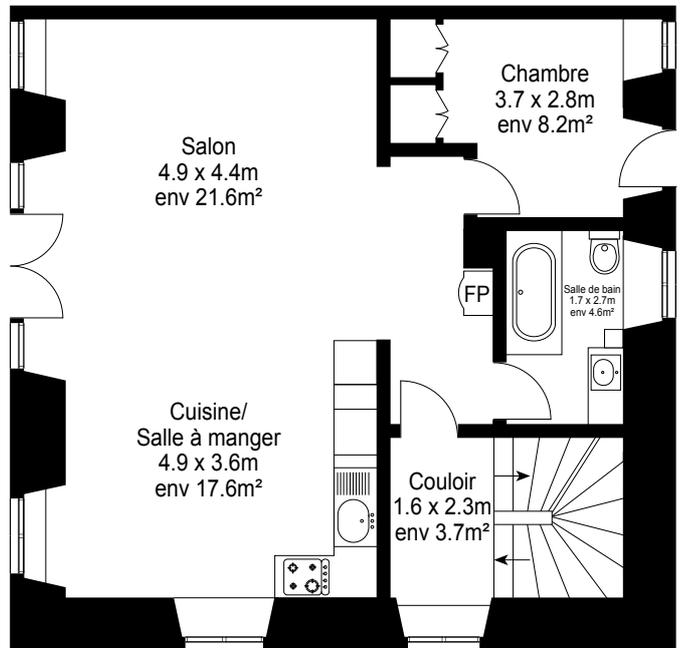
Rez de chaussée



2ème étage



Cave



1er étage





Données « Intercapi » Bien-fonds Haut-Intyamou / 77 Cet extrait n'a aucun effet juridiquement valable !

Etat descriptif de l'immeuble

Commune politique	2121.FR212111 Haut-Intyamou
Tenue du registre foncier	fédérale
Numéro d'immeuble	77
Forme de registre foncier	fédérale
E-GRID	CH267010948113
Surface	572 m ² , Mensuration fédérale
Mutation	24.01.2000 011-2000/291/0 31.10.2012 011-2012/5991/0
Numéro(s) plan(s):	1
Part de surface grevée	
Désignation de la situation	Rue de l'Arche Rue de l'Eglise
Couverture du sol	Jardin d'agrément, 0 m ² Place (revêtue), 0 m ²
Bâtiments/Constructions	Habitation individuelle, N° Rue de l'Eglise 18 d'assurance: 18 Couvert, N° d'assurance: Rue de l'Eglise 18a 18a
Observations MO	
Observations RF	
Immeubles dépendants	Aucun(e)

Propriété

Propriété individuelle

22.02.2010 011-2010/1114/0 Achat

Mentions (Uniquement mentions publiques selon l'Art. 26 al. 1 c de l'Ordonnance sur le registre foncier)

02.11.1982 011-PJ 2699 Renonciation à réclamer une indemnité pour la plus-value ID.011-2006/002127

Servitudes

09.10.1911 011-RS 43/44 (C) Chemin selon plan ID.011-2006/002096
en faveur de B-F Haut-Intyamou/75
en faveur de B-F Haut-Intyamou/76
en faveur de B-F Haut-Intyamou/230 25.06.1984 011-V 18956
en faveur de B-F Haut-Intyamou/240 25.06.1984 011-V 18956

Charges foncières

Aucun(e)

Annotations

(Droit de profiter des cases libres, voir droits de gage immobilier)

Selon le registre foncier

Droits de gage immobilier

Selon le registre foncier

Explications :

1. Rubriques "Mentions", "Servitudes", "Charges foncières", "Annotations", "Droits de gage immobiliers": la colonne de gauche contient la date et la pièce justificative de l'inscription sur l'immeuble (rang); la colonne de droite contient la date et la pièce justificative d'une inscription complémentaire.
2. Rubriques "Mentions", "Servitudes", "Charges foncières", "Annotations": C=charge; D=droit; CD=charge/droit; DI=droit sans contre-écriture ou sans contre-écriture complète au fonds servant.
3. ID = numéro d'identification, R = radiation d'un droit
4. Les données de l'état descriptif des biens-fonds, à l'exception des observations, proviennent directement de la mensuration officielle et sont établies sous la responsabilité du Service du cadastre et de la géomatique.

Cet extrait a été imprimé le 29.01.2026 avec les options suivantes:

Données historiques:	Non affiché
Numéro de radiation:	Non affiché
Structure détaillée de la propriété:	Non affiché
ID des autres droits:	Affiché
ID des gages immobiliers:	Affiché
Tous les titres de droit:	Affiché
Extrait détaillé des autres droits:	Affiché
Extrait détaillé des gages immobiliers:	Affiché



ETAT DE FRIBOURG
STAAT FREIBURG

Portail cartographique du canton de Fribourg

Description

Imprimé le 29.01.2026

Portail cartographique du canton de Fribourg

Légende

Adresses et bâtiments MO-RegBL (RegBAFR)

Adresses MO-RegBL (RegBAFR)
Statut du bâtiment

- Existant
- En construction

Bâtiments MO-RegBL (RegBAFR)

- Type
- Bâtiment
 - Couvert indépendant
 - Bâtiment souterrain

Parcelle

Numéros d'immeubles en vigueur

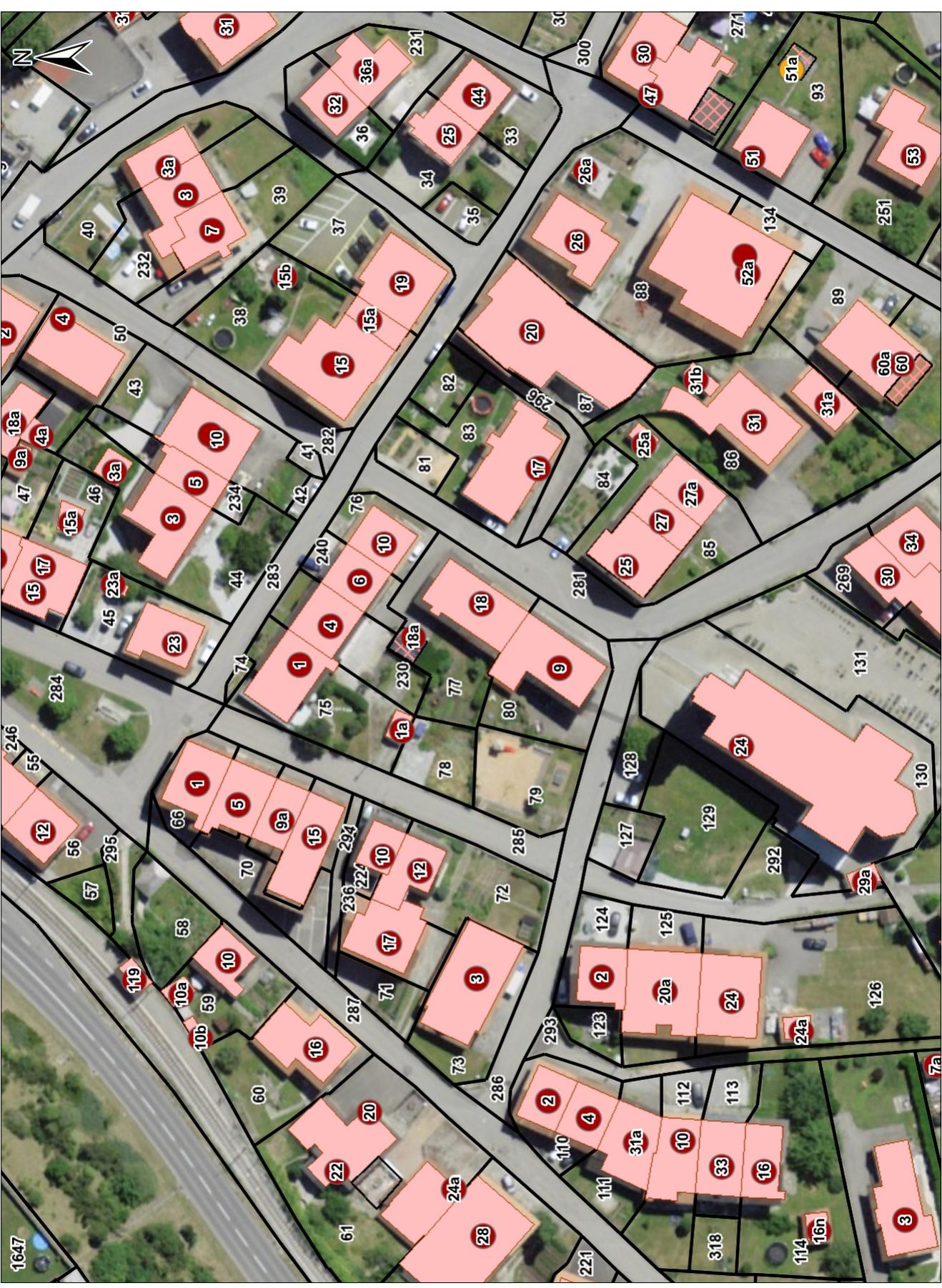
- Type
- (Numéros de DDP en vigueur)
 - No de biens-fonds en vigueur

Immeubles en vigueur

- Type
- Biens-fonds en vigueur
 - DDP en vigueur

Fond de carte

Images aériennes



Informations dépourvues de foi publique

20 m

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