

COURTEPIN



5.5 room semi-detached house close to all
amenities

CHF 1'190'000.-

Parking place(s) included



5.5



4



~150 m²

n° ref. **044954**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!

This property, completely renovated in 2019, offers an ideal living environment in the immediate vicinity of the school and all amenities.

Erected on a 656 m² plot, the house stands out for its beautiful volumes and beautiful luminosity. It offers optimal living comfort for the whole family.

In addition to its 3 spacious bedrooms, the attic boasts a space that could be used as a bedroom, office or play area.

As for its exteriors, this property benefits from a terrace and balcony, three visitor parking spaces and a double garage.

Located just 10 minutes by car from Fribourg and 15 minutes by train from its station, the village of Courtepin enjoys a strategic geographical location. Indeed, this proximity to Fribourg offers residents quick and easy access to urban amenities, while allowing them to enjoy the charm and tranquility of the countryside. It's worth noting that all school classes in the commune are bilingual.

Don't miss this exceptional opportunity to acquire a quality residence in a privileged setting!

SURFACES

Living area	~ 150 m ²
Surface of parcel	~ 656 m ²
Terrace surface	~ 30 m ²
Volume	~ 843 cbm
Ceiling height	~ 2.5 m

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	1
Number of balcony	1
Number of terraces	1
Year of construction	1992
Year of restoration	2019
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor, Warm air
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Parking places	Yes, obligatory

DISTANCES

Public transports	994 m
Primary school	625 m
Stores	634 m
Restaurants	161 m

DISTRIBUTION

Ground floor

- Entrance hall
- Visitors' WC
- Open kitchen with island
- Dining area with terrace access
- Large living room

1st floor

- 2 bedrooms
- Master bedroom with shower room
- Bathroom

Under the roof

- Furnished attic space

Basements

- Double garage
- Laundry room
- 2 cellars
- Technical room



CONSTRUCTION

Built in 1992, this villa was completely renovated from basement to attic in 2019.

The installation of an air-to-water heat pump and double-flow ventilation allows heat to be distributed via the floor and ventilation vents, guaranteeing low energy consumption and low costs.

PROXIMITY

- Villa area
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Near a golf course
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Visitor parking space(s)
- Built on a sloping hillside
- Middle house

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory

- Cellar
- Storeroom
- Heating Access
- Triple glazing
- Bright/sunny
- Penthouse

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Phone
- Internet connection
- Electric blind
- Controlled ventilation

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be refurbished

FINANCIAL DATA

Price

CHF 1'190'000.-

Availability

To be discussed

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ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Forest
- Alps
- Jura

STYLE

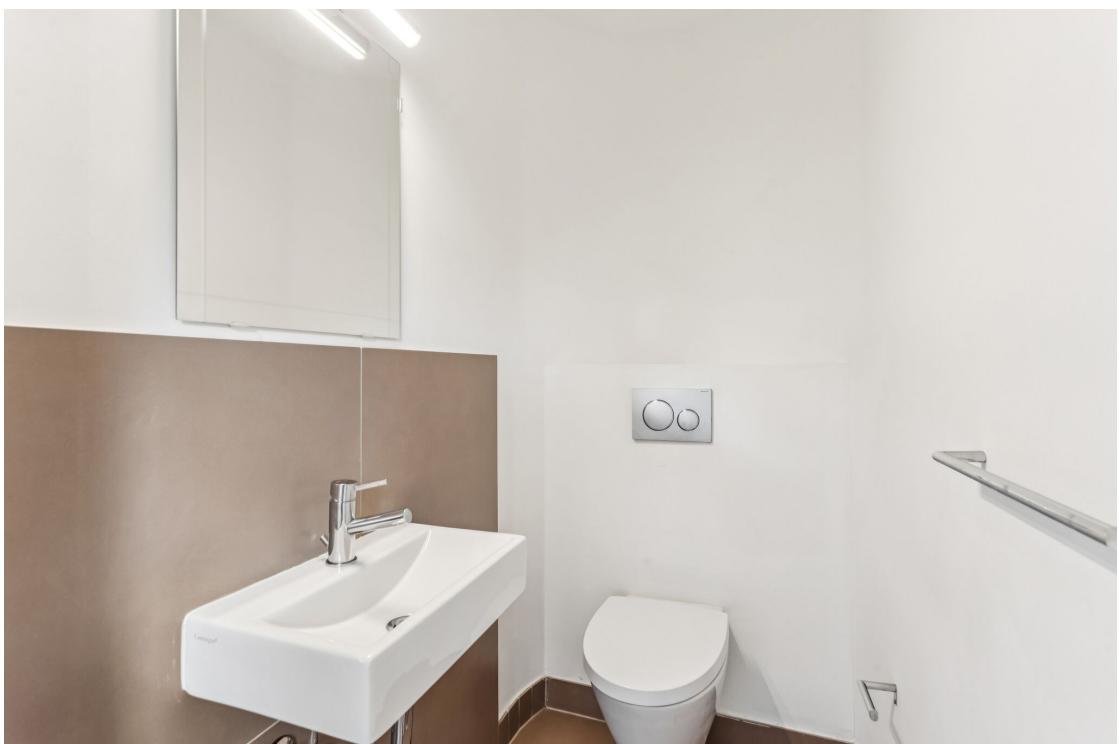
- Classic



Kitchen



Living room with balcony



Guest WC



Distribution hall 1st floor



Master bedroom



Shower room master suite



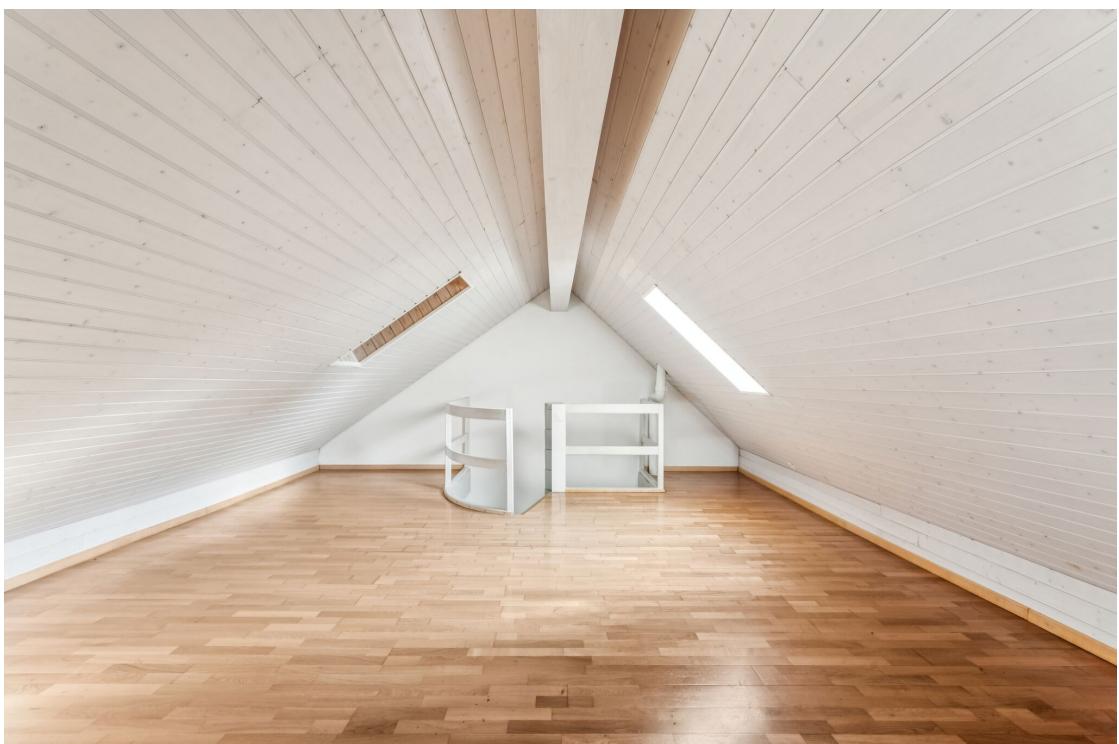
Shower room master suite



Bathroom



Room



Attic bedroom



Terrace



The villa