

MATRAN



Les Villas du Tilleul - B1

CHF 1'290'000.-

Parking place(s) included



5.5



4



~144.7 m²

n° ref.

033143.033143--



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

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SITUATION AND DESCRIPTION

This development comprises 9 villas of 5.5 or 6.5 rooms, with floor areas ranging from 168 m² to 194 m². The project comprises two types of villas, type A or B, and has been designed so that the basic plan can be adapted to suit individual needs.

The A villas are located at the top of the plot and are spread over 3 levels. Facing due south, they benefit from unobstructed views of the Fribourg Pre-Alps. The villas also feature large terraces of around 25 m² as well as private gardens ranging from 44 m² to 150 m², allowing you to enjoy beautiful outdoor spaces!

The type B villas are located below the plot and are spread over 2 levels, with half floors.

Also south-facing, they enjoy terraces of around 37 m² as well as large gardens ranging from 72 m² and 195 m².

Each villa has 2 covered outdoor parking spaces included in the sale price.

SURFACES

Living area	~ 144.7 m ²
Garden surface	~ 195.3 m ²
Terrace surface	~ 39 m ²
Useful surface	~ 168.1 m ²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of terraces	1
Year of construction	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	2 included
Total nb. of parkings	2 included
Communal tax	65 %

DISTANCES

Station	273 m
Public transports	80 m
Freeway	777 m
Primary school	300 m
Secondary school	1849 m
Stores	655 m
Restaurants	351 m

DISTRIBUTION**Garden floor**

- Entrance hall
- Living/dining room
- Open kitchen
- Guest WC
- Terrace
- Garden
- Cellar
- Utility room

1st floor

- Entrance hall
- Master suite with private bathroom
- 2 bedrooms
- Study/bedroom
- Bathroom

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LOCATION

The project is located in the heart of the village of Matran, in a quiet residential area. Located 5 km from Fribourg, Matran is well served by Fribourg's public transport system: it takes 7 minutes by train to reach Fribourg train station and 15 minutes by bus.

The A12 freeway entrance is just 2 minutes away by car.

Matran elementary school is just a few minutes' walk away, and the Sarine-Ouest cycle d'orientation is 10 minutes away by car and bus. The nearest bus stop is a 2-minute walk away.

MUNICIPALITY

Located close to the city of Fribourg, Matran offers easy access to all amenities. In fact, a large number of shops, centers, restaurants and stores can be found in the commune, to the delight of its inhabitants!

The commune has a school circle enabling children to follow their entire compulsory schooling.

The communal territory extends over 2.86 km² at an average altitude of 623 m. As of December 31, 2022, the legal population of Matran was 1,677!

The village is animated by 17 sports and cultural societies offering activities of all kinds for all age groups.

CONSTRUCTION

The project promotes the use of renewable energies. In keeping with this philosophy, particular attention has been paid to the choice of finishes and materials, which comply with current regulations and legislation, while retaining a modern touch. The building

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envelope, i.e. its insulation, fully complies with SIA 180 standards. In addition, the villas are heated by an individual heat pump with optimized efficiency. Photovoltaic panels provide part of the energy production for the units.

Technical specifications and budgets are available on request.

NEIGHBOURHOOD

- Villa area
- Green
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Covered parking space(s)

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Cellar
- Connected thermostat
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop

- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Electric blind

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 1'290'000.-

Availability

To be discussed

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Les Villas du Tilleul
1753 Matran, Route du Levant 6 à 22

Reference	Batch	Type	Rooms	Living surface	Terrace surface	Price	Status
033143-1 FOR SALE							
033143.033143-1.035919.A1	A1	Row house	6.5	165.3 m ²	25.1 m ²	-	Reserved
033143.033143-1.035920.A2	A2	Row house	6.5	165.3 m ²	23.5 m ²		Sold
033143.033143-1.035921.A3	A3	Row house	6.5	165.3 m ²	23.5 m ²		Sold
033143.033143-1.035922.A4	A4	Row house	6.5	165.3 m ²	23.5 m ²	CHF 1'250'000.-	For sale
033143.033143-1.035923.A5	A5	Row house	6.5	165.3 m ²	23.5 m ²		Sold
033143.033143-1.035924.B1	B1	Row house	5.5	144.7 m ²	39 m ²	CHF 1'290'000.-	For sale
033143.033143-1.035925.B2	B2	Row house	5.5	144.7 m ²	37.8 m ²		Sold
033143.033143-1.035926.B3	B3	Row house	5.5	144.7 m ²	37.8 m ²		Sold
033143.033143-1.035927.B4	B4	Row house	5.5	144.7 m ²	36.7 m ²		Sold

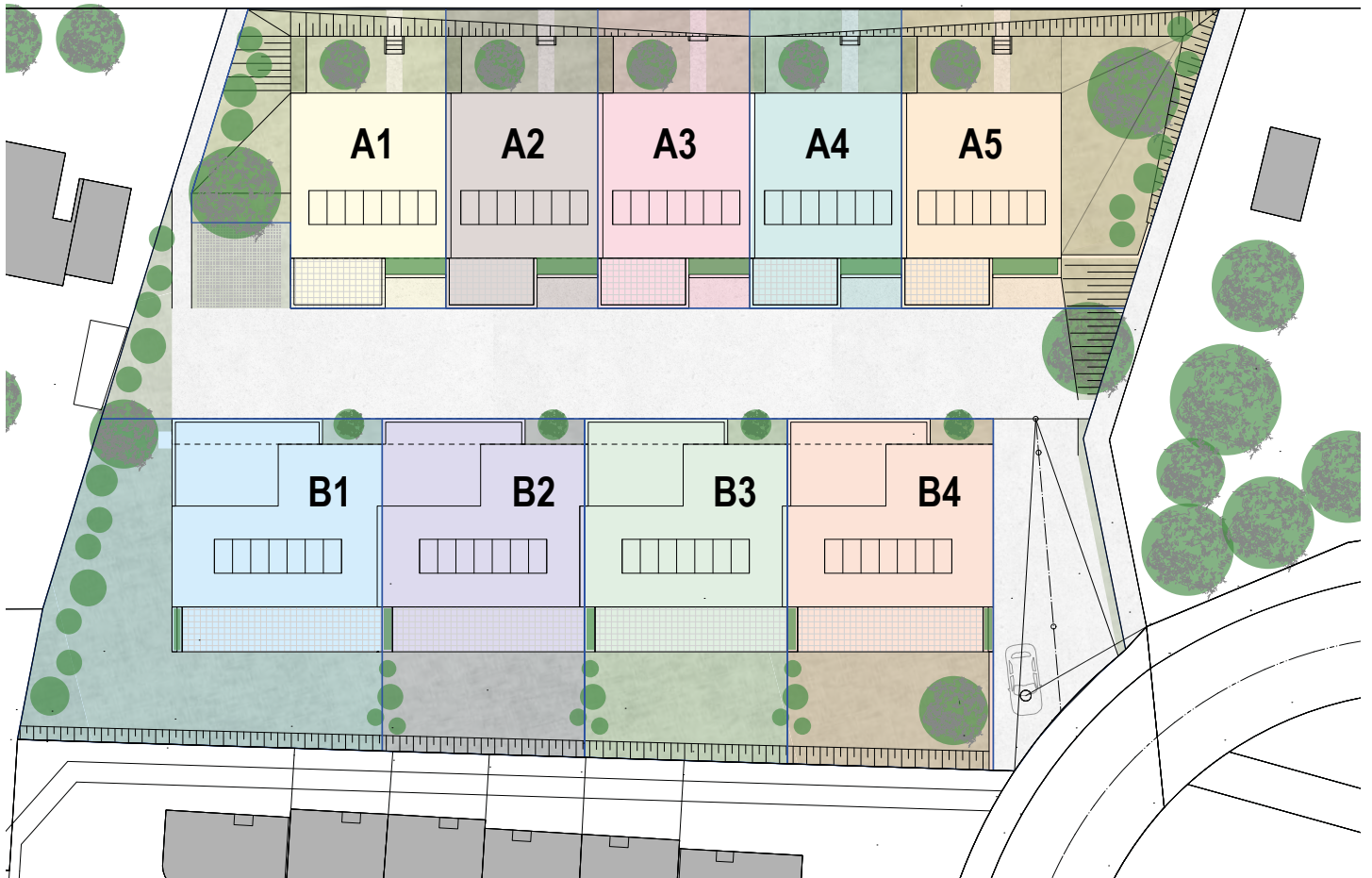
Parking places:

Each villa has 2 covered outdoor parking spaces.



LES VILLAS DU TILLEUL MATRAN

Plan de situation

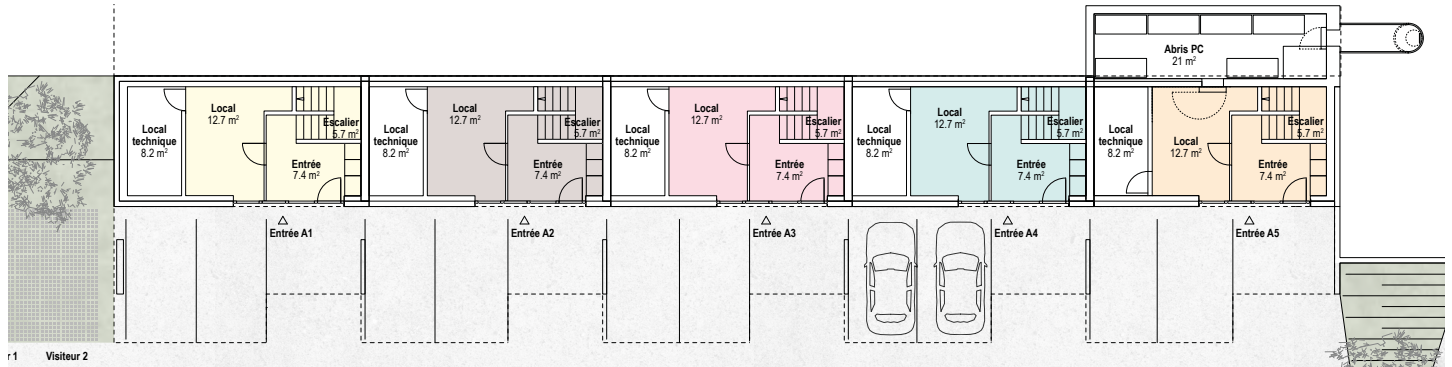


Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
A1	6.5	165.3 m ²	25.1 m ²	101.4 m ²	173.5 m ²
A2	6.5	165.3 m ²	23.5 m ²	44.8 m ²	173.5 m ²
A3	6.5	165.3 m ²	23.5 m ²	44.8 m ²	173.5 m ²
A4	6.5	165.3 m ²	23.5 m ²	44.8 m ²	173.5 m ²
A5	6.5	165.3 m ²	23.5 m ²	150.4 m ²	194.6 m ²
B1	5.5	144.7 m ²	39 m ²	195.3 m ²	168.1 m ²
B2	5.5	144.7 m ²	37.8 m ²	72.2 m ²	169.6 m ²
B3	5.5	144.7 m ²	37.8 m ²	76.7 m ²	169.6 m ²
B4	5.5	144.7 m ²	36.7 m ²	82.6 m ²	169.6 m ²

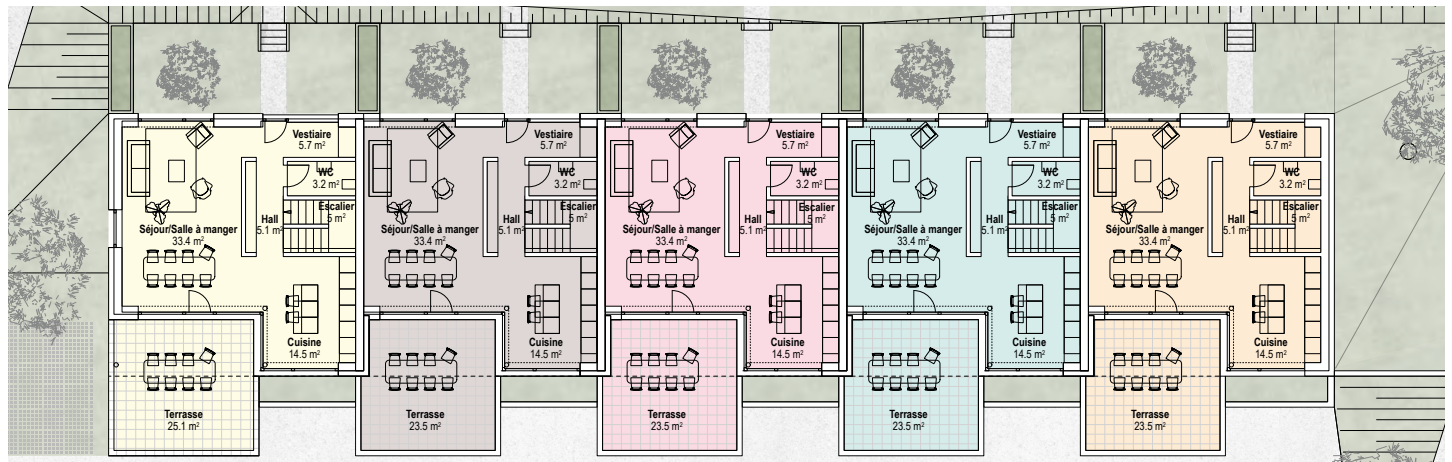


LES VILLAS DU TILLEUL MATRAN

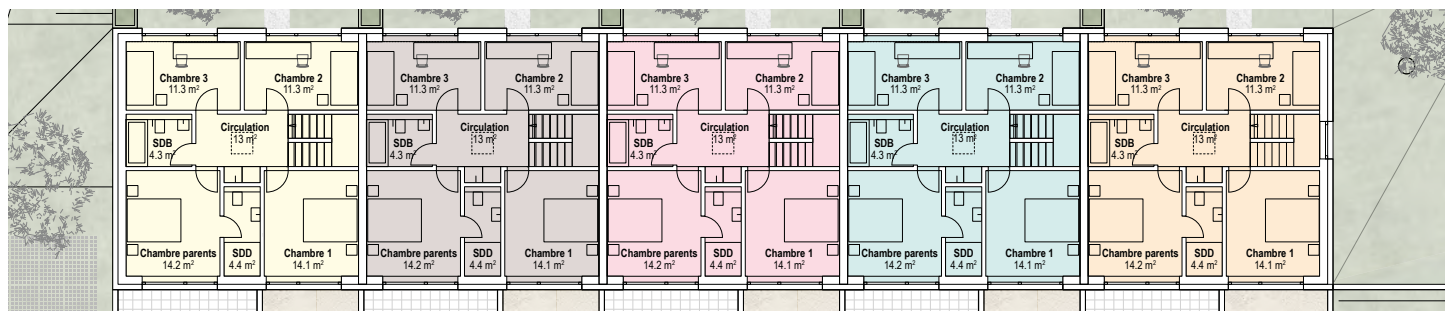
RDC



1er étage



2ème étage

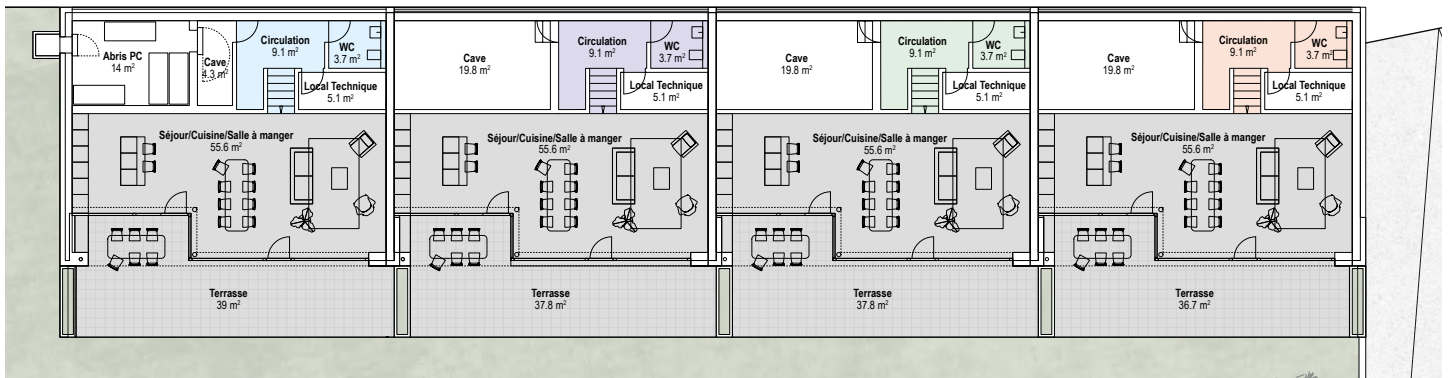


Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
A1	6.5	165.3 m²	25.1 m²	101.4 m²	173.5 m²
A2	6.5	165.3 m²	23.5 m²	44.8 m²	173.5 m²
A3	6.5	165.3 m²	23.5 m²	44.8 m²	173.5 m²
A4	6.5	165.3 m²	23.5 m²	44.8 m²	173.5 m²
A5	6.5	165.3 m²	23.5 m²	150.4 m²	194.6 m²

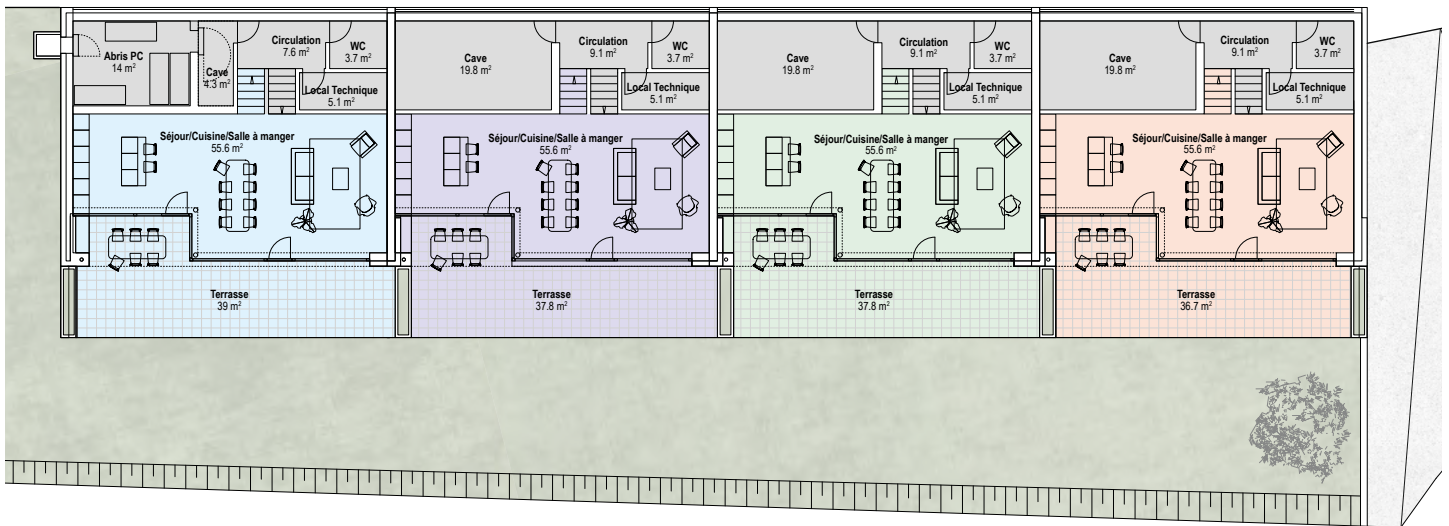


LES VILLAS DU TILLEUL MATRAN

Sous-Sol



Rez Inférieur

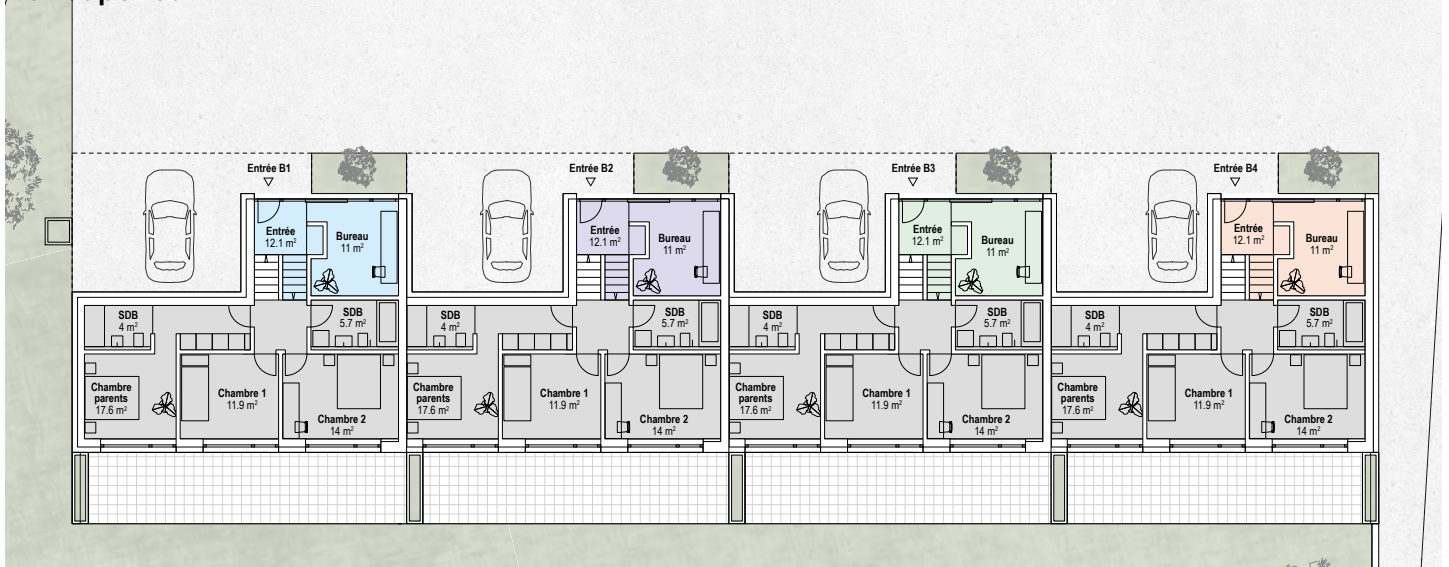


Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
B1	5.5	144.7 m²	39 m²	195.3 m²	168.1 m²
B2	5.5	144.7 m²	37.8 m²	72.2 m²	169.6 m²
B3	5.5	144.7 m²	37.8 m²	76.7 m²	169.6 m²
B4	5.5	144.7 m²	36.7 m²	82.6 m²	169.6 m²

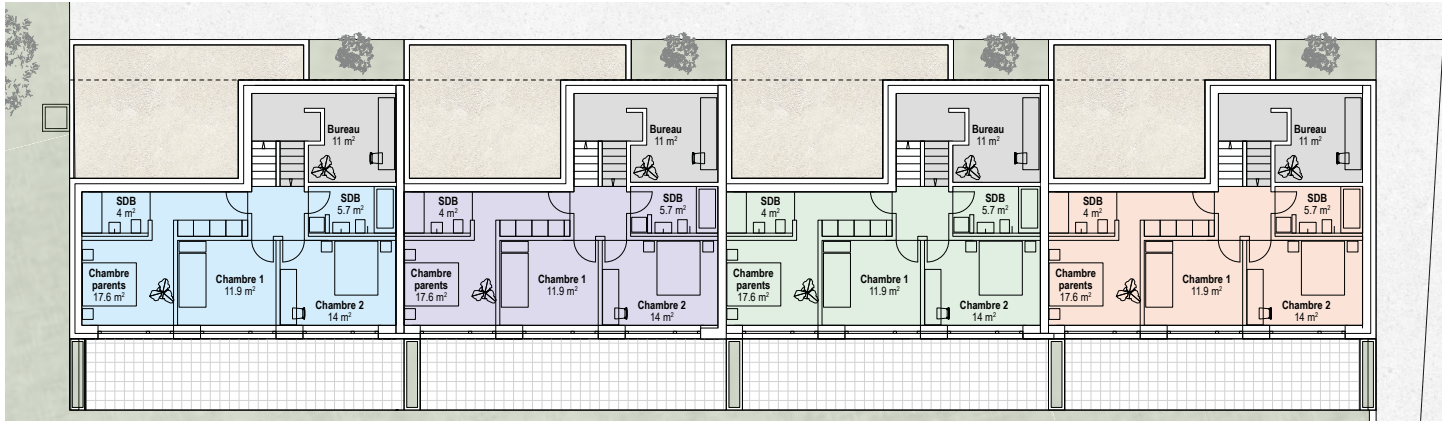


LES VILLAS DU TILLEUL MATRAN

Rez Supérieur



1er étage



Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
B1	5.5	144.7 m ²	39 m ²	195.3 m ²	168.1 m ²
B2	5.5	144.7 m ²	37.8 m ²	72.2 m ²	169.6 m ²
B3	5.5	144.7 m ²	37.8 m ²	76.7 m ²	169.6 m ²
B4	5.5	144.7 m ²	36.7 m ²	82.6 m ²	169.6 m ²