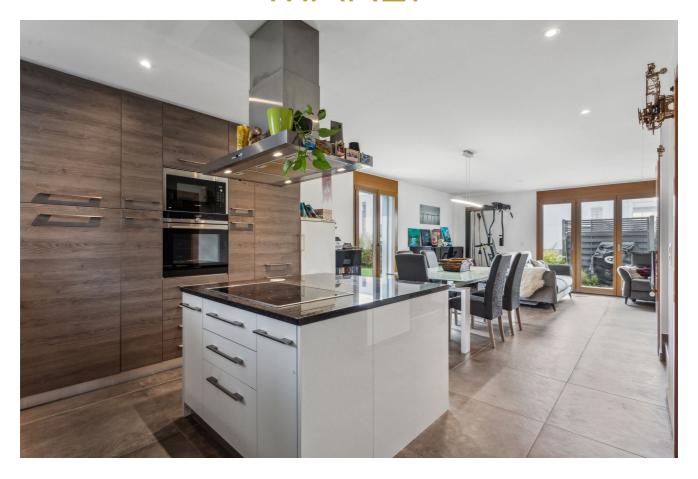
### **MARLY**



Adjoining 4.5-room villa ideal for a family

### CHF 1'045'000.-







~100 m²

n° ref. **6128** 



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

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#### SITUATION AND DESCRIPTION

Located in a quiet, residential area, this 4.5-room contiguous villa is ideal for a family and just 500 meters from the elementary school.

Close to all amenities and bordering the Gérine forest, you'll enjoy a very pleasant living environment. An idyllic location for relaxation and nature walks.

A garden, a carport and an outdoor parking space complete this property. Opportunity to be seized!

The commune of Marly is ideally located thanks to its proximity to the city of Fribourg. It thus benefits from all the necessary amenities. In terms of services, Marly also meets all your needs thanks to its 4 schools, crèches, after-school care, 2 shopping centers, pharmacies, healthcare professionals, numerous restaurants and a rich and varied sports and cultural offering. Indeed, a large number of associations and societies are present with different aims and activities, in a variety of fields.

#### **SURFACES**

#### **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Year of construction	2015

Heating system Groundwater heat pump

Domestic water heating system

Groundwater heat pump

Heating installation Floor Second home Non authorized

Energy efficiency B
Building envelope B

Communal tax 0.89 % Real estate tax 3% of fiscal value

#### **ANNEXES**

- Cover for one car
- Outdoor parking space
- Garden

#### **DISTANCES**

Station	2500 m
Public transports	600 m
Freeway	2400 m
Primary school	500 m
Stores	650 m
Post office	750 m
Bank	1800 m
Hospital	2100 m
Restaurants	700 m
Park / Green space	800 m

#### **DISTRIBUTION**

#### **Ground floor**

- Entrance with wall cupboards
- Shower room
- Open plan fitted kitchen
- Spacious living room with dining area
- Terrace

#### 1st floor

- Distribution hall
- Two bedrooms
- One bedroom with dressing room and balcony
- Bathroom with bath and shower

#### **Basements**

- Hall with storage space
- Fitted laundry room and machine room
- Cellar



#### **CONSTRUCTION**

The villa was built in 2015 with quality materials and is in good condition.

It benefits from lots of natural light thanks to its large bay windows and the skylight created in the roof.

Underfloor heating is produced by a heat pump with geothermal probe and domestic hot water is heated by solar panels installed on the roof.

#### **NEIGHBOURHOOD**

- Villa area
- Green
- River
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Tennis centre
- Hiking trails
- Bike trail
- Hospital / Clinic
- Doctor

#### **OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet

- Greenery
- Carport
- Visitor parking space(s)
- Built on even grounds
- Gabled

#### **INSIDE CONVENIENCES**

- Open kitchen
- Dressing
- Cellar
- Storeroom
- Built-in closet
- Water softener
- Bright/sunny
- Skylights

#### **EQUIPMENT**

- Furnished kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower

#### **FLOOR**

Tiles

#### FINANCIAL DATA

Price CHF 1'045'000.Availability To be discussed
Judicial form En nom propre

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#### **CONDITION**

• Good

#### **ORIENTATION**

- South
- West

#### **EXPOSURE**

- Favourable
- All day

#### **VIEW**

- Nice view
- Clear

#### **STYLE**

• Modern













