

MARLY



Adjoining 4.5-room villa ideal for a family

CHF 995'000.-

Parking place(s) included



4.5



3



~100 m²

n° ref. **6128_D**



Switzerland | Sotheby's International Realty
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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

Living area	~ 100 m ²
Surface of parcel	~ 349 m ²
Terrace surface	~ 30 m ²
Underground surface	~ 25 m ²
Volume	~ 686 cbm

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
Inside parking place/s	1 included
Outside parking place/s	1 included
Total nb. of parkings	2 included
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 995'000.-****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



The entrance hall



The kitchen



Kitchen and dining room



The shower room



The living room



Master bedroom with dressing room



Bath and shower room



A child's bedroom



The view



The property



The property



The terrace



The property