

MATRAN



Les Villas du Tilleul - Lot A4

CHF 1'250'000.-

Parking place(s) included



6.5



4



~165.3 m²

n° ref. **035922.**
A4LR



Switzerland | Sotheby's International Realty
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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	~ 165.3 m ²
Garden surface	~ 44.8 m ²
Terrace surface	~ 23.5 m ²
Useful surface	~ 173.5 m ²

1st floor

- Distribution hall
- Master suite with private shower room
- 3 bedrooms
- Bathroom

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of terraces	1
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**Ground floor**

- Entrance hall
- Cellar / Utility room

Garden floor

- Entrance hall with cloakroom
- Living/dining room
- Open kitchen
- Visitor WC
- Terrace
- Garden



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 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
- Shower
- Photovoltaic panels
- Electric blind

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Mountains

STYLE

- Modern

FINANCIAL DATA**Price****CHF 1'250'000.-****Availability**

To be discussed

Judicial form

En nom propre

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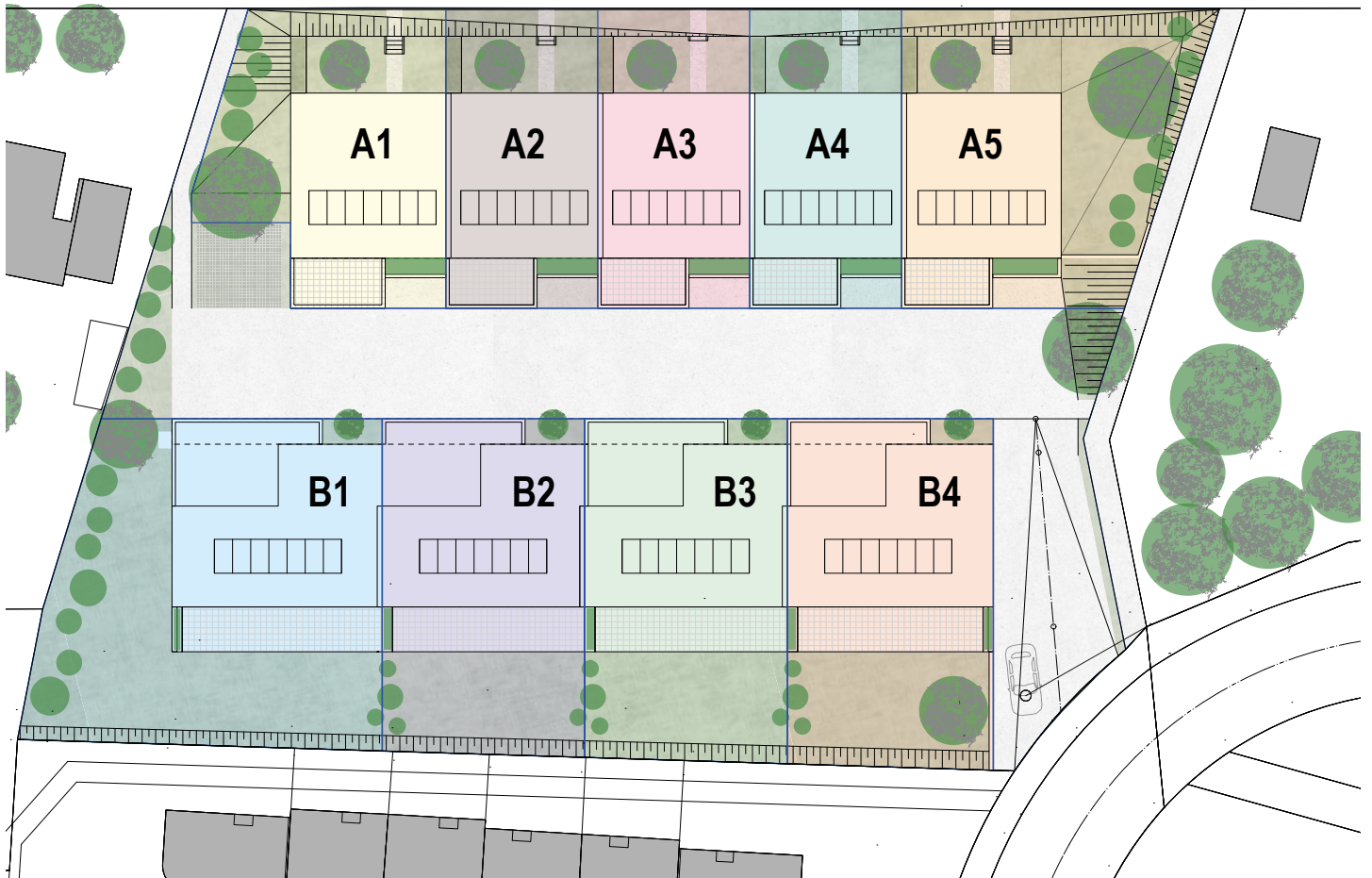






LES VILLAS DU TILLEUL MATRAN

Plan de situation

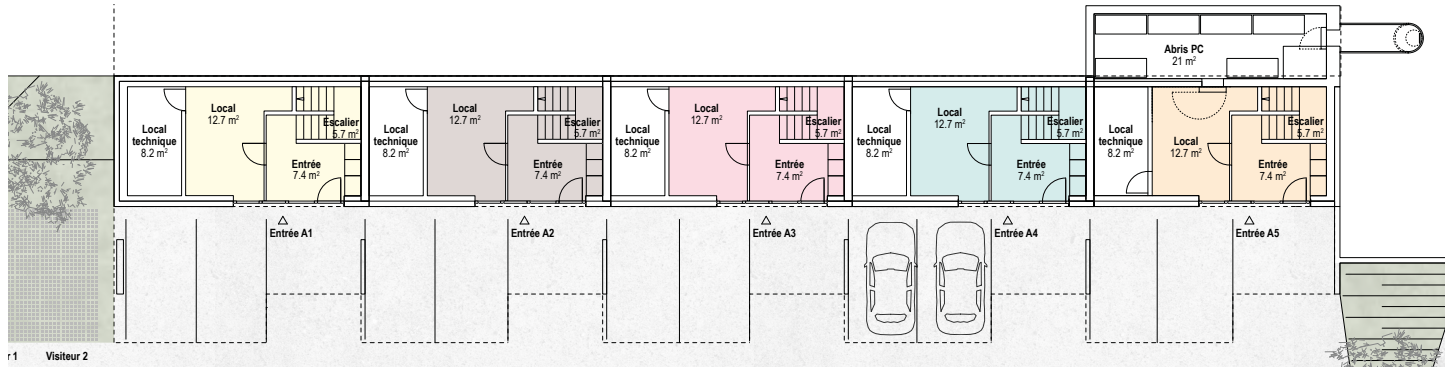


Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
A1	6.5	165.3 m ²	25.1 m ²	101.4 m ²	173.5 m ²
A2	6.5	165.3 m ²	23.5 m ²	44.8 m ²	173.5 m ²
A3	6.5	165.3 m ²	23.5 m ²	44.8 m ²	173.5 m ²
A4	6.5	165.3 m ²	23.5 m ²	44.8 m ²	173.5 m ²
A5	6.5	165.3 m ²	23.5 m ²	150.4 m ²	194.6 m ²
B1	5.5	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

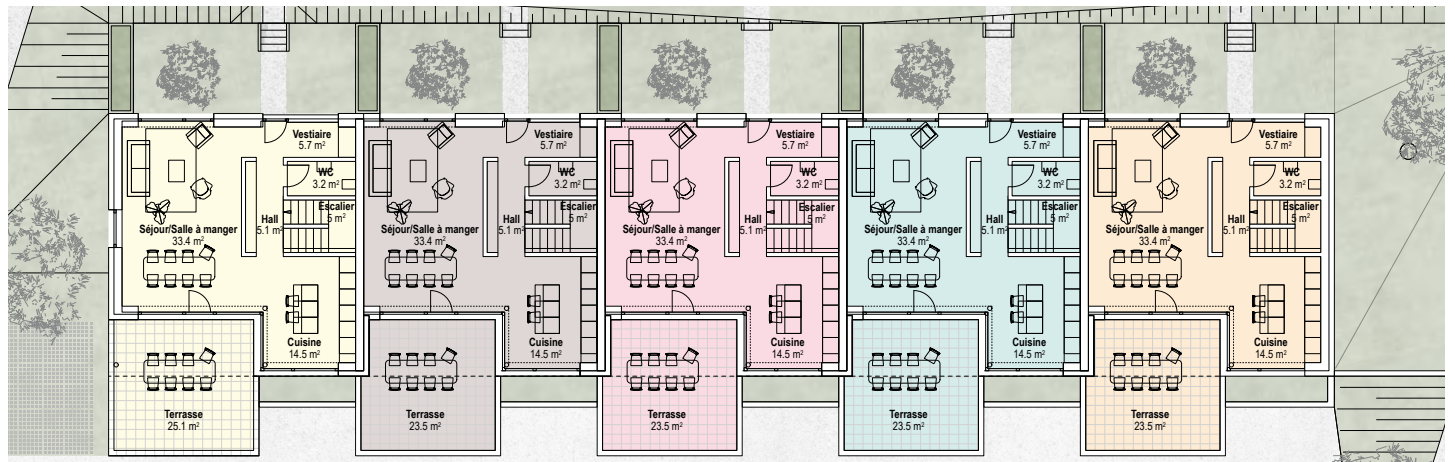


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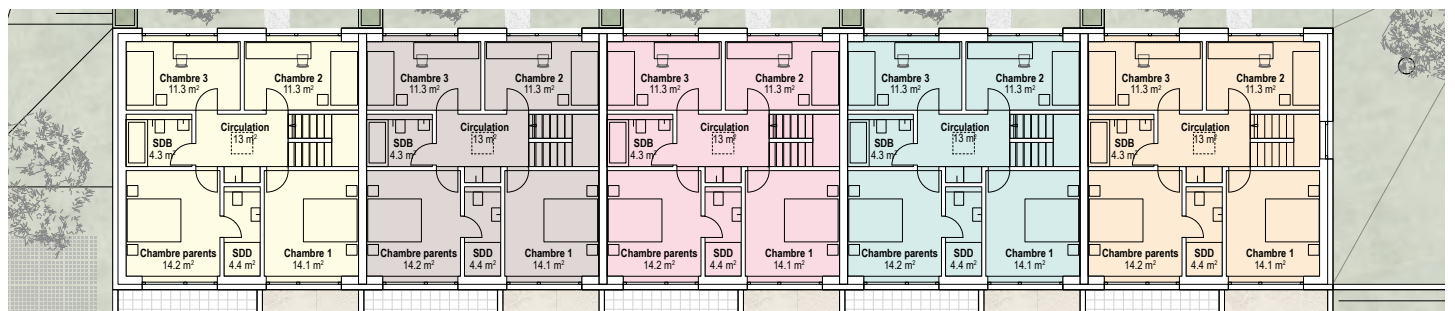
RDC



1er étage



2ème étage

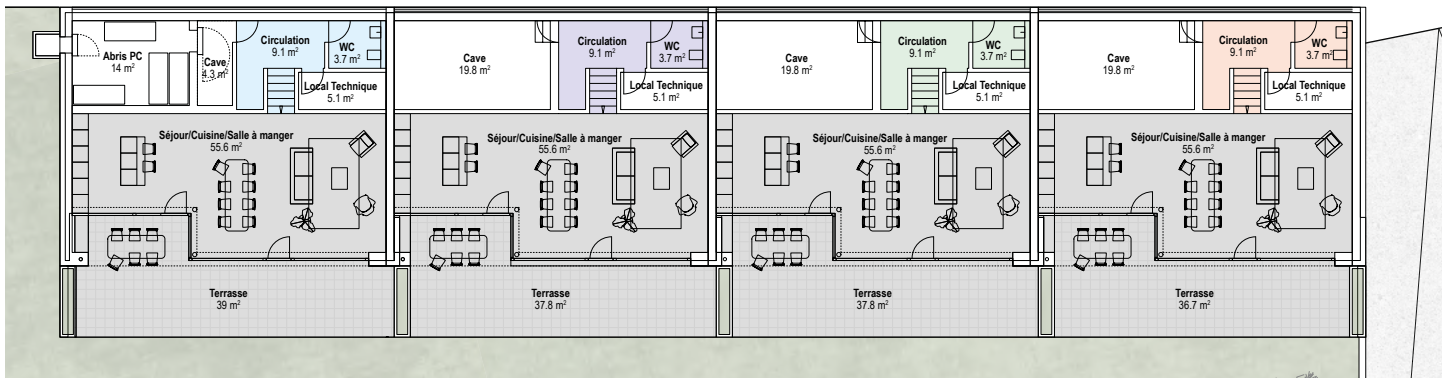


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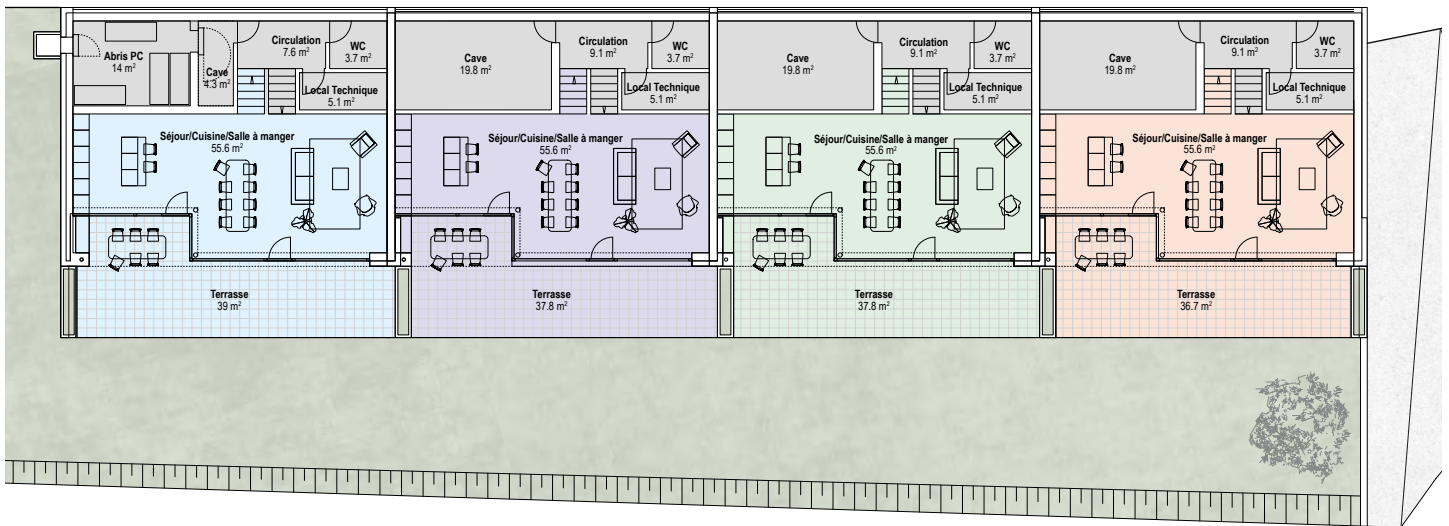


LES VILLAS DU TILLEUL MATRAN

Sous-Sol



Rez Inférieur

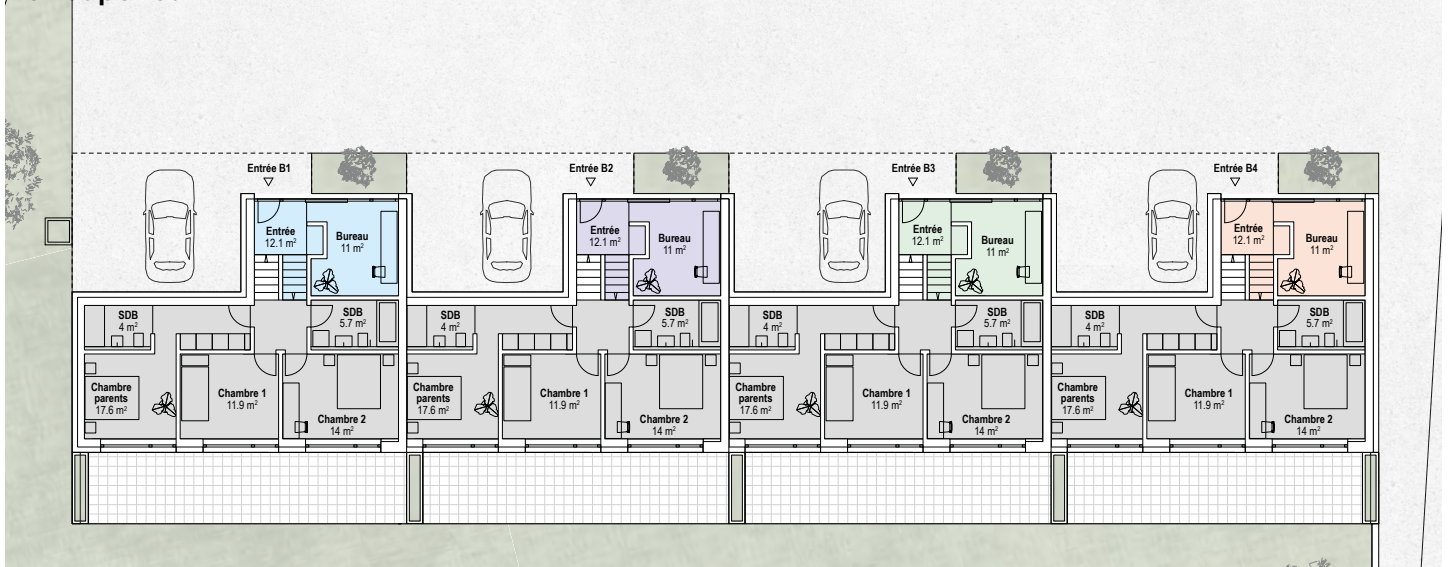


Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
B1	5.5	144.7 m²	39 m²	195.3 m²	168.1 m²
B2	5.5	144.7 m²	37.8 m²	72.2 m²	169.6 m²
B3	5.5	144.7 m²	37.8 m²	76.7 m²	169.6 m²
B4	5.5	144.7 m²	36.7 m²	82.6 m²	169.6 m²

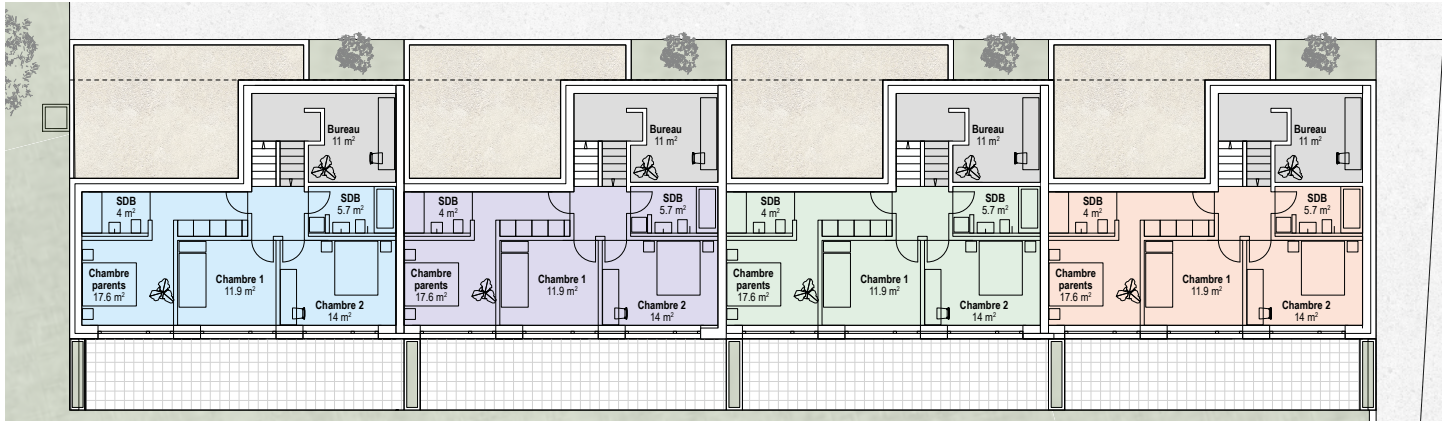


LES VILLAS DU TILLEUL MATRAN

Rez Supérieur



1er étage



Lot	Nombre de pièces	Surface habitable	Terrasse	Jardin	Surface utile
B1	5.5	144.7 m²	39 m²	195.3 m²	168.1 m²
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