

# SURPIERRE



Our favorite: recent family villa in a green setting

**CHF 1'190'000.-**

Parking place(s) included



5.5



4



150 m<sup>2</sup>

n° ref. **034652**



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## SITUATION AND DESCRIPTION

Located in a discreet and quiet residential area, set back from all traffic, this 5.5-room family villa, built in 2015, offers a pleasant living environment where modernity and well-being are combined.

The property sits on a fully enclosed 670 m<sup>2</sup> plot and benefits from a particularly well-kept outdoor space. The garden, dotted with various tree species and fruit trees, offers a lush, intimate atmosphere, ideal for relaxing, children's games or alfresco dining. Developed over two levels, the house features a functional, balanced interior organization. The living areas, generously lit by natural light, include a welcoming kitchen and a spacious living room favoring conviviality. The night area features four comfortable bedrooms, including a master suite with dressing room, and three shower rooms for smooth day-to-day use.

The exterior features harmoniously extend the interior spaces: a wide terrace equipped with a solar awning, a pergola inviting you to relax, as well as a practical shed for storage. A closed garage with electric vehicle recharging station, complemented by a vast tarmac parking area, completes the ensemble.

On the technical front, the villa features up-to-date, high-performance installations, such as solar panels commissioned in 2024, fiber optic connection and a water softening system, guaranteeing comfort and energy efficiency.

Located in the commune of Surpierre, this property enjoys a peaceful setting while remaining well connected to regional infrastructures, with Payerne accessible in around fifteen minutes and Fribourg in around thirty minutes. An ideal address for those who aspire to a high quality of life, in a quiet setting without isolation.

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**SURFACES**

Living area	150 m <sup>2</sup>
Surface of parcel	671 m <sup>2</sup>
Volume	742 cbm

**CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	2015
Year of restoration	2024
Heating system	Gas
Domestic water heating system	Solar
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	3 included
Number of boxes	1 included
Total nb. of parkings	4 included
Parking places	Yes, obligatory

**DISTANCES**

Public transports	70 m
Primary school	2674 m
Stores	2896 m
Restaurants	685 m

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## PROXIMITY

- Village
- Green
- Bus station
- Bus stop
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Gardenhouse
- Parking
- Built on even grounds
- Robot mower

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Veranda
- Water softener
- Triple glazing
- Bright/sunny
- Natural light
- With character

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven

- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Optic fiber

## FLOOR

- Tiles

## CONDITION

- As new

## ORIENTATION

- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Mountains

## STYLE

- Modern

## FINANCIAL DATA

**Price**

**CHF 1'190'000.-**

**Availability**

To be discussed

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