

# DOMPIERRE FR



Detached villa with garage and large plot

**CHF 1'290'000.-**

Parking place(s) included



4.5



3



~147.5 m<sup>2</sup>

n° ref. **043890**



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## SITUATION AND DESCRIPTION

Located in a quiet, pleasant residential area, this beautiful detached villa built in 2009 offers an ideal living environment for families looking for space, tranquility and quality amenities. Set on a generous 1,075 sq. m. flat plot, its welcoming atmosphere and meticulous appointments will win you over right from the start.

At the entrance, you'll discover a vast living room bathed in natural light, extended by a modern, user-friendly open-plan kitchen. The three bedrooms are spacious and bright, while the two bathrooms and three WCs guarantee optimum functionality for everyday living.

Technically, the house is equipped with an efficient air/water heat pump heating system, ensuring controlled energy consumption all year round. Outside, you'll enjoy a magnificent, perfectly

manicured flat garden, a large covered terrace ideal for summer meals, and a practical garden shed for storage.

There's no shortage of ancillary spaces: a spacious attic offers appreciable storage volume, a cellar as well as a large available space complete the house's useful spaces, and a vast double garage adds to the numerous outdoor parking spaces.

The locality of Dompierre FR is part of the commune of Belmont-Broye and seduces with its village atmosphere while benefiting from excellent accessibility. Ideally located, it offers a perfect balance between country living and proximity to major communication routes. Fribourg can be reached in just 30 minutes, Avenches in 10 minutes and Lausanne in 45 minutes by car. What's more, freeway entrances are close by. Buses and train stations are also located in the village,

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as is the elementary school, guaranteeing a close-knit school environment.

**SURFACES**

Living area	~ 147.5 m <sup>2</sup>
Surface of parcel	~ 1075 m <sup>2</sup>
Total surface	~ 237 m <sup>2</sup>
Volume	~ 1037 cbm

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Year of construction	2009
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Construction zone	Zone résidentielle à faible densité
Energy efficiency	C
Building envelope	C
Communal tax	0.78 %

**DISTANCES**

Public transports	466 m
Primary school	690 m
Stores	2513 m
Restaurants	393 m

**DISTRIBUTION****Lower ground floor**

- Double garage
- Available
- Cellar
- Laundry room
- Bedroom
- Shower room

**Ground floor**

- Entrance hall with built-in wardrobe
- Two bedrooms
- Visitors' WC
- Bathroom with shower and tub
- Living room
- Dining area
- Open-plan kitchen

**Under the roof**

- Galetas



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## CONSTRUCTION

Built in 2009, this villa combines modern comfort, energy efficiency and a warm ambience. Thanks to its underfloor heating system powered by an air-to-water heat pump, you can enjoy pleasant temperatures all year round. Domestic hot water is also produced by heat pump, reinforcing the home's overall energy performance.

Double-glazed windows, with PVC-aluminum frames, ensure excellent thermal and sound insulation, while guaranteeing durability and ease of maintenance.

In the living room, a stove completes the installation, bringing a touch of conviviality and charm, ideal for winter evenings.

Finally, the flooring is mainly tiled and parquet.

## OUTSIDE CONVENIENCES

- Garden cabana

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**PROXIMITY**

- Village
- Villa area
- Green
- Residential area
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school
- Secondary school
- Horse riding area
- Near a golf course
- Hiking trails
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Shed
- Parking

**INSIDE CONVENIENCES**

- Garage
- Open kitchen
- Guests lavatory
- Cellar

- Garret
- Built-in closet
- Water softener
- Double glazing
- Bright/sunny
- Natural light

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**FINANCIAL DATA****Price****CHF 1'290'000.-****Availability**

To be discussed

**Judicial form**

En nom propre

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**VIEW**

- Nice view
- Rural























