

AVRY-SUR-MATRAN



For sale: Single family house

CHF 1'550'000.-



7.5



3



~221.3 m²

n° ref. **042323R**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a peaceful, leafy residential area in Avry-sur-Matran, this 7.5-room detached house offers a spacious, bright and meticulously maintained living environment. With a living area of around 221 m², it combines comfort, functionality and quality of life.

The generous living room, bathed in natural light, is enhanced by a fireplace, creating a warm atmosphere. It opens onto a beautiful veranda, ideal in any season, which gives direct access to the terrace and garden, perfect for enjoying fine weather. The independent, well-equipped kitchen completes the main living space.

The distribution of rooms over several levels allows everyone to enjoy their own space, while maintaining a convivial atmosphere. In addition, an independent studio in the basement offers numerous possibilities: accommodation for a relative or even a guest room

with separate entrance.

Located in a cul-de-sac, the house benefits from a quiet, secure environment, while remaining close to schools, shops and major communication routes.

A great opportunity for families or individuals looking for a flexible, well-located space in the heart of the canton of Fribourg.

Visit the property on video, via the following link:
<https://youtu.be/KubRy7q5fsE>

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SURFACES

Living area	~ 221.3 m ²
Surface of parcel	~ 750 m ²
Veranda / winter garden surface	~ 17.5 m ²
Volume	~ 1205 cbm

Basements

- Cellar
- Separate laundry room
- Technical room
- Separate studio with kitchen and shower room/WC.

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Year of construction	1998
Year of restoration	2020
Second home	Non authorized
Construction zone	Zone résidentielle à faible densité
Communal tax	69.1 %

ANNEXES

- Individual garage

DISTANCES

Public transports	356 m
Primary school	454 m
Stores	993 m
Restaurants	1079 m

DISTRIBUTION**Ground floor**

- Entrance hall with wall cupboards
- Guest WC
- Study
- Separate, habitable kitchen
- Spacious, bright living/dining room
- Heated veranda

1st floor

- Hall distributing rooms with galeas access
- 3 large bedrooms
- Bathroom and shower/WC



CONSTRUCTION

Built in 1998, this property has been very well maintained over the years. In 2015, photovoltaic panels were installed. In 2018, the oil-fired heating was replaced by an air-to-water heat pump. In 2019 and 2020, the heated veranda was created as well as the installation of mosquito nets for each of the rooms were installed.

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school
- Secondary school
- Sports centre
- Hiking trails
- Bike trail
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Garden
- Greenery
- Fence
- Shed
- Garage
- Built on even grounds
- Robot mower

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Veranda
- Cellar
- Garret
- Water softener
- Mosquito screen
- Fireplace
- Double glazing
- Triple glazing
- Bright/sunny
- Skylights
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Secomat
- Bath
- Shower
- Phone
- WiFi
- Photovoltaic panels
- Optic fiber
- Electric blind

FINANCIAL DATA

Price

CHF 1'550'000.-

Availability

01.03.2026

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FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- Very good
- With extension possibility

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- With an open outlook

STYLE

- Classic









