

# BULLE



Splendid 11.5-room house with panoramic view

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**Price upon request**



11.5



7



~640 m<sup>2</sup>

n° ref. **043448D**



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## SITUATION AND DESCRIPTION

You're looking for a house with character benefiting from generous space and panoramic views ?

Located just 20 minutes from the future Rolex factory in Bulle, this former early 20th century, completely renovated and transformed in 2019 into a true "maison de maître", benefits from a rare charm combining the ancient and the modern.

In particular, you'll find :

- A spacious living room adorned with a pellet stove, opening onto a superb 70m<sup>2</sup> terrace overlooking all the surrounding area
- A very beautiful professional kitchen opening onto a vast dining room allowing you to welcome numerous guests
- Many rooms (bedrooms/offices/reception rooms)
- Various bathrooms/showers and WCs
- Easily accessible attic space allowing you to develop your future workspace or a relaxation area

- A gym on the garden floor

Pretty outdoor spaces as well as 2 garages and a few outdoor parking spaces complete this exceptional property. Numerous public spaces with unlimited duration are available nearby.

Don't wait any longer and contact me without delay for a visit of this place that will not leave you indifferent.

Located in the commune of Ursy, this house is close to public transport (train and bus). You can reach Lausanne or Fribourg in just 30 minutes, with trains every hour. A 25-minute drive from Lausanne or Fribourg, and just 10 minutes from neighboring towns such as Moudon, Oron or Romont.

All amenities can be found on the commune, including a school, grocery stores, restaurants, pharmacy, doctor, hairdressers, etc.

## **SURFACES**

Living area	~ 640 m <sup>2</sup>
Surface of parcel	~ 1494 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	11.5
Number of bedrooms	7
Number of bathrooms	5
Year of construction	1920
Year of restoration	2019
Second home	Non authorized
Parking places	Yes, obligatory

## **DISTANCES**

Public transports	62 m
Primary school	2300 m
Stores	1689 m
Restaurants	1880 m

## NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Pharmacy
- Railway station
- Preschool
- Primary school
- Secondary school
- Secondary II school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Box
- Ground level access

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Unfurnished
- Water softener
- Swedish stove
- Double glazing
- Triple glazing
- Bright/sunny
- With character
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Freezer
- Dishwasher
- Gas stove
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor
- Antique parquet floor

## CONDITION

- As new

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Far view
- Valley view
- Unobstructed
- Panoramic
- With an open outlook
- Rural
- Fields

## FINANCIAL DATA

Price

Price upon request

Availability

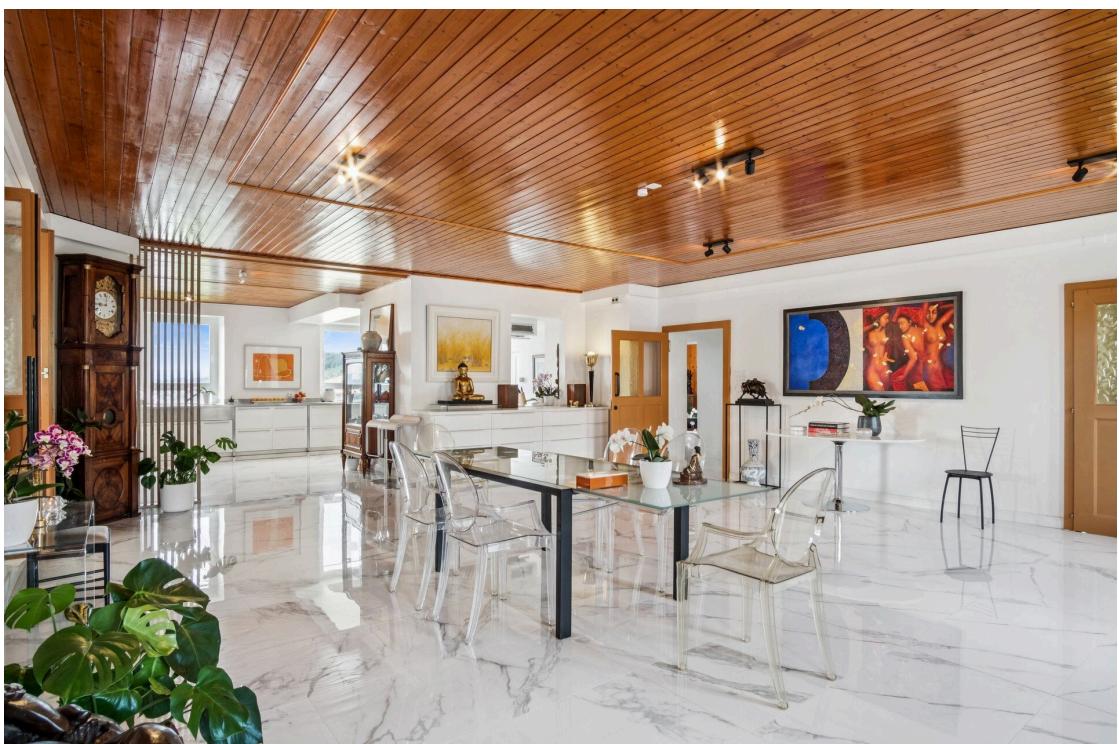
To be discussed

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- Jura

**STYLE**

- Character house



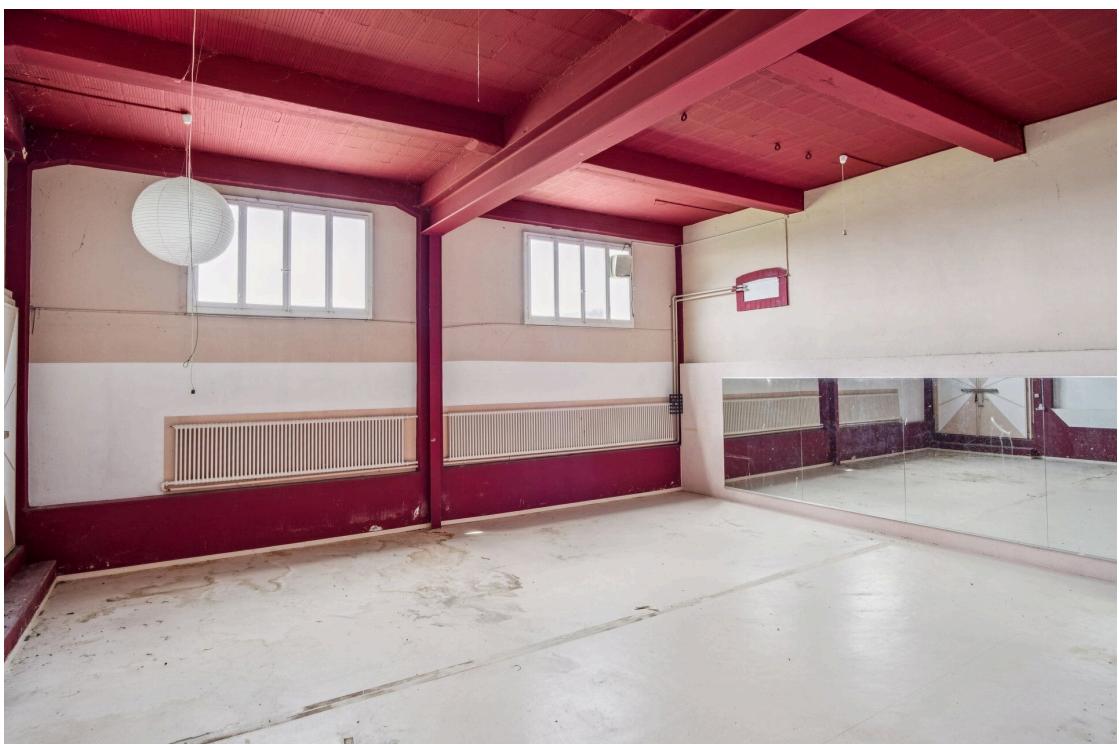


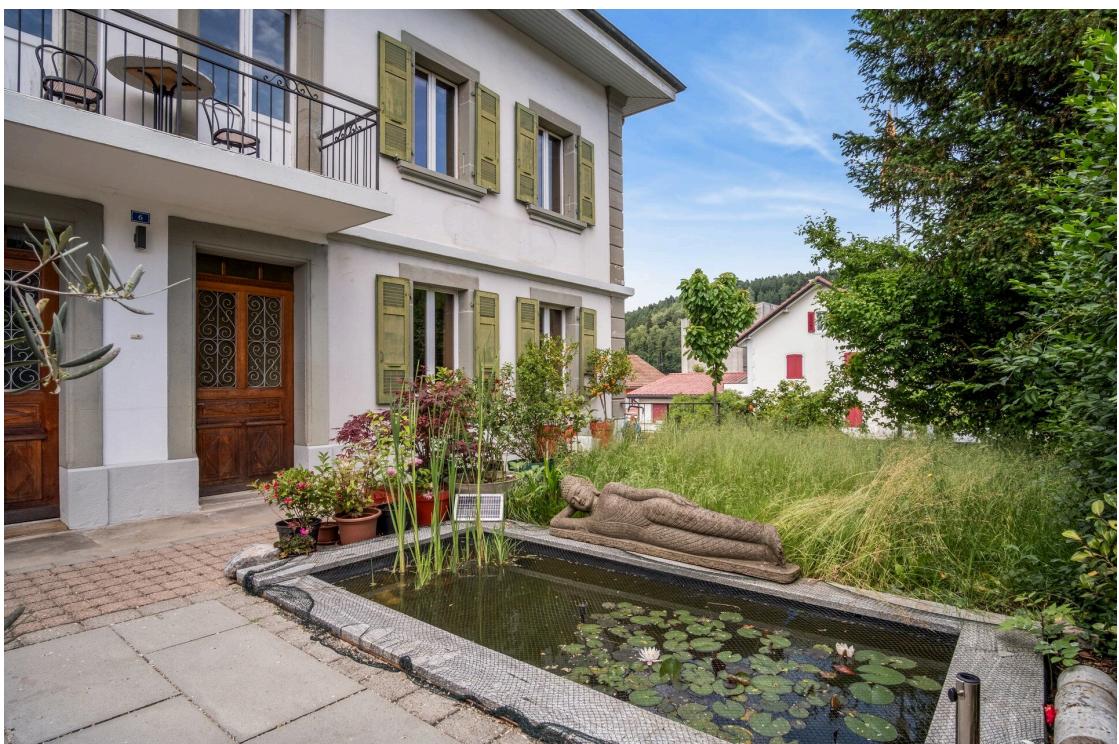
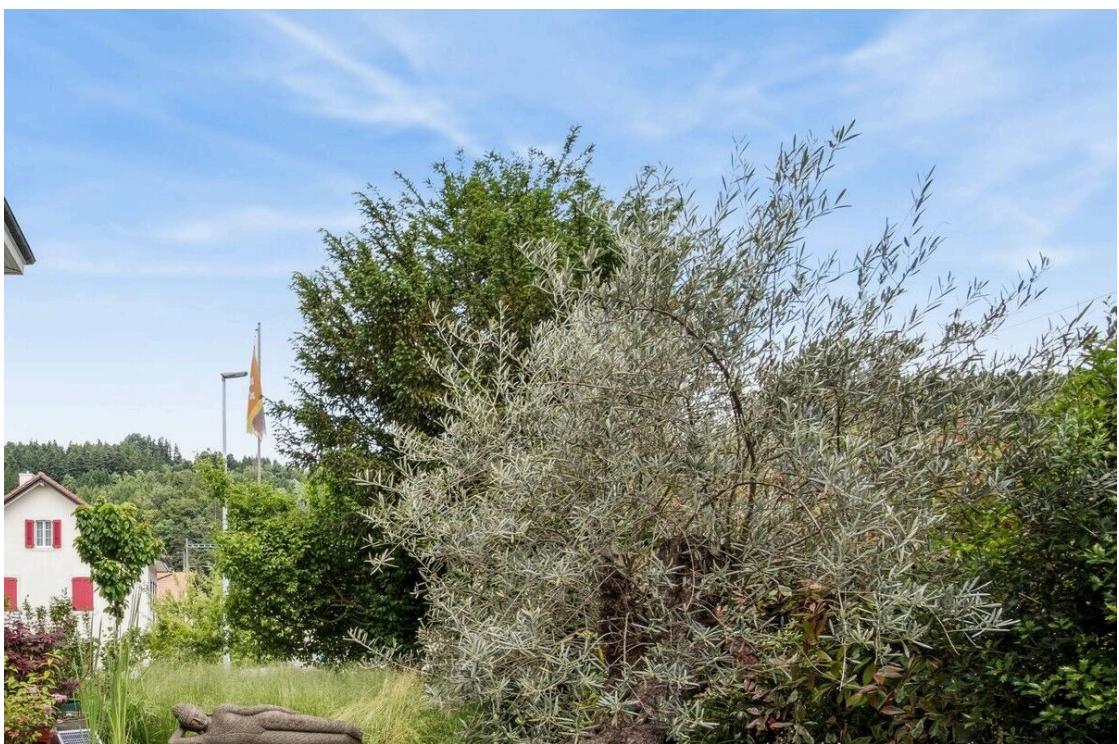












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