

BOURGUILLON



Beautiful two-family house at the gateway to
Fribourg

CHF 1'520'000.-

Parking place(s) included



7



5



~220 m²

n° ref. **041606**



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SITUATION AND DESCRIPTION

This beautiful contemporary two-family home will offer you a unique living environment in a quiet residential area, just a stone's throw from all amenities.

Offering around 220 m² of living space spread over 2 levels, it will seduce you with its character and volumes.

Most of the rooms benefit from a pleasant luminosity as well as a beautiful unobstructed view over the surrounding countryside.

Erected on a 972 m² plot, the exteriors have been carefully landscaped with two large terraces and a vast garden. The sunshine is ideal and the outdoor swimming pool invites you to enjoy it all summer long.

On the ground floor, the living room is complemented by an office and a guest toilet. The first floor

comprises 3 bedrooms, a storeroom and a bathroom. A 2.5-room apartment completes the main living space and comprises an independent entrance with kitchen, bedroom and shower room. Access to the terrace is also possible.

Finally, an additional room that can be converted into a wellness area or office is also accessible from the main terrace.

A 2-car garage with electric door and several outdoor parking spaces complete this property.

Live just a stone's throw from the city while enjoying a quiet neighborhood served by public transport. The city of Fribourg, a bilingual city renowned for its top schools and universities, offers a comfortable living environment to its residents thanks to its many modern and sporting infrastructures.

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SURFACES

Living area	~ 220 m ²
Surface of parcel	~ 972 m ²
Volume	~ 1131 cbm

CHARACTERISTICS

Number of flats	2
Number of floors above ground	2
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	2
Number of terraces	2
Year of construction	2011
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Total nb. of parkings	4 included
Energy efficiency	C
Building envelope	C
Communal tax	80 %
Parking places	Yes, obligatory

ANNEXES

- 2 independent terraces
- Beautiful wooded and fenced garden
- Petanque court
- Swimming pool
- Double garage and outdoor parking spaces

DISTANCES

Station	2000 m
Public transports	60 m
Freeway	3400 m
Secondary school	1500 m
Post office	1300 m
Bank	1400 m
Restaurants	250 m
Park / Green space	200 m

DISTRIBUTION**Garden floor****Main dwelling**

- Entrance hall
- Large living room with open kitchen
- Access to garden
- Office
- Guest WC
- Access to utility room
- Laundry room

Dwelling 2.5 rooms

- Kitchen
- Living room
- Bedroom
- Shower room
- Access to terrace

Wellness area or winter garden

17 m² convertible as required

1st floor

- Distribution hall
- 3 bedrooms
- Storeroom



CONSTRUCTION

Built in 2011 with quality materials, this house is in good maintenance condition.

Heating is produced by an air-to-water heat pump and is distributed via the floor.

NEIGHBOURHOOD

- Village
- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school
- Secondary school
- College / University
- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery

- Fence
- Annex
- Storeroom
- Garage
- Visitor parking space(s)
- Swimming pool
- Petanque ground
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Garage
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Dressing
- Storeroom
- Double glazing
- Bright/sunny
- Penthouse
- With character

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Optic fiber

FINANCIAL DATA**Price****CHF 1'520'000.-****Availability**

To be discussed

Judicial form

En nom propre

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FLOOR

- Tiles
- Laminated

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Nice view
- Rural
- Forest

STYLE

- Mediterranean



The living room



Kitchen / main dwelling



Room 1



Room 2



Room 3



Bath and shower room



The living room / 2.5 pces



Petanque court and garden



The property



The property



The property



The property



The property