

# LE MOURET



**EXCLUSIVE** - An architect-designed property  
with timeless charm

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**CHF 1'775'000.-**

Parking place(s) included



5



3



~190 m<sup>2</sup>

n° ref. **044822**

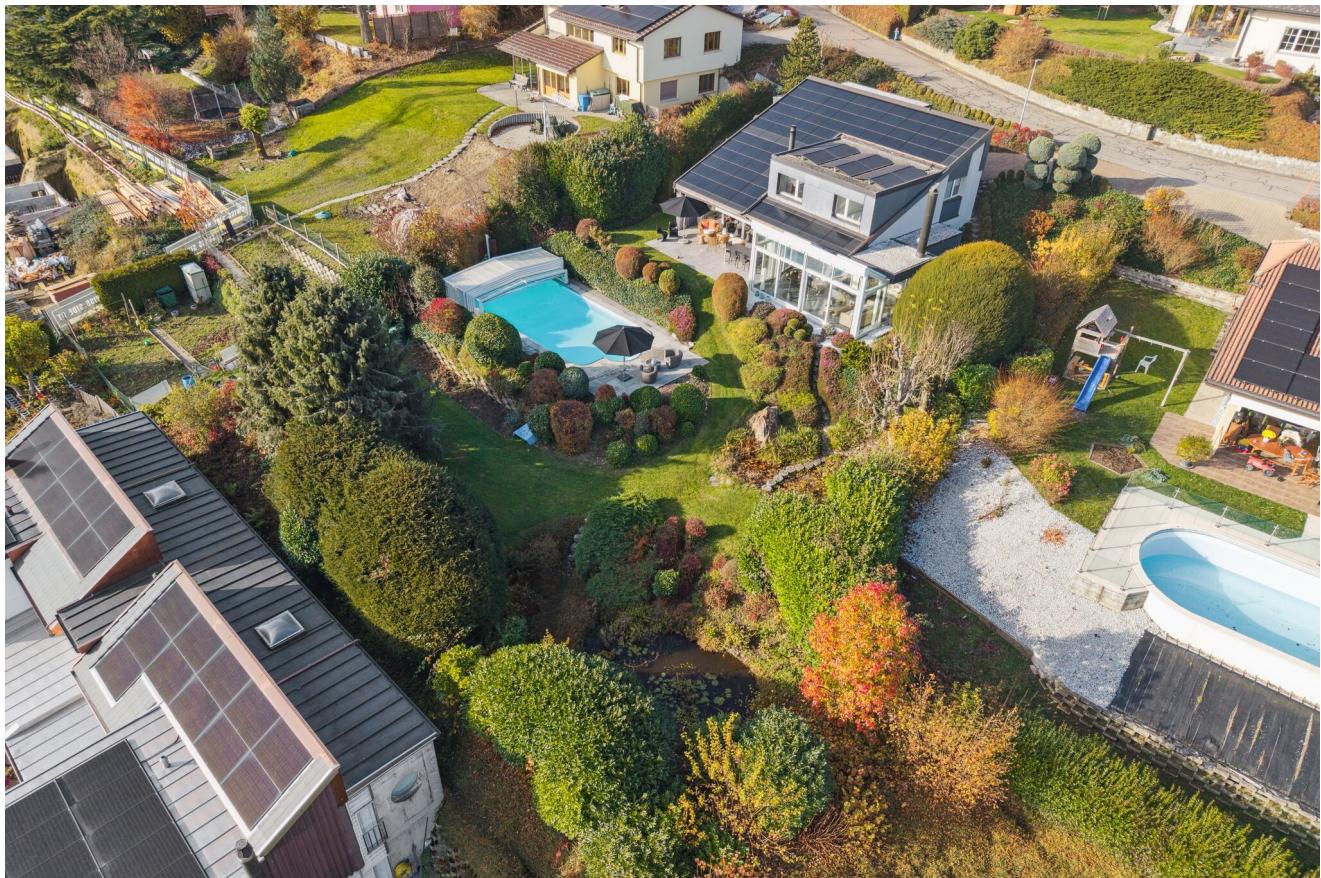


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## SITUATION AND DESCRIPTION

### EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Nestled in a peaceful residential area of Le Mouret, this elegant architect-designed house captivates with its unique character and idyllic setting.

Erected on a vast plot of 1,441 m<sup>2</sup> beautifully planted with trees, it offers a rare atmosphere, both intimate and open to nature, with a superb unobstructed view of the mountains and optimal sunshine throughout the day.

Designed on two levels totaling around 190 m<sup>2</sup> of living space (230 m<sup>2</sup> usable), the interior layout is distinguished by its originality and elegance.

The spacious entrance on the upper floor sets the tone right from the first steps, before plunging into

the vast living room on the lower level, sublimated by an impressive high ceiling and a soapstone stove that makes it a warm and welcoming space.

The open kitchen blends harmoniously with the dining room and a superb heated veranda, a veritable living room bathed in light, enhanced by a fireplace area inviting you to relax.

Upstairs, three bedrooms offer comfort and tranquility.

Outside, the terrace enjoys spectacular views of the surrounding relief. Below, an electrically operated covered swimming pool blends perfectly into the landscape, while two ponds and numerous trees complete this exceptional setting.

Atypical, refined and perfectly maintained, this luxury

property has benefited from careful renovations over the years, giving it a resolutely contemporary look while preserving its architectural soul.

A rare address, just a stone's throw from the school, where comfort, aesthetics and quality of life come together in harmony.

## SURFACES

Living area	~ 190 m <sup>2</sup>
Surface of parcel	~ 1441 m <sup>2</sup>
Terrace surface	~ 35 m <sup>2</sup>
Veranda / winter garden surface	~ 28 m <sup>2</sup>
Useful surface	~ 230 m <sup>2</sup>
Volume	~ 1039 cbm

## CARACTERISTICS

Number of floors above ground	2
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	2
Number of terraces	1
Year of construction	1977
Year of restoration	2023
Heating system	Electricity, Wood, Solar
Domestic water heating system	Electricity, Solar
Heating installation	Radiator, Floor, Stove
Second home	Authorized
Inside parking place/s	1 included
Outside parking place/s	3 included
Total nb. of parkings	4 included
Construction zone	ZRFD
Communal tax	80 %
Parking places	Yes, obligatory

## ANNEXES

- Exterior shed for pool equipment room and gardening gear
- Large workshop/shed adjoining carport with internal water supply
- Cover for 2 cars
- Firewood shed adjoining veranda

## DISTANCES

Public transports	225 m
Primary school	126 m
Stores	2519 m
Restaurants	526 m

## DISTRIBUTION

### Lower ground floor

- Spacious living room with magnificent high ceilings and soapstone stove
- Dining room and open kitchen
- Magnificent heated veranda of approx. 28 m<sup>2</sup> with its fireplace area
- WC-shower
- Laundry room with built-in cupboards/technical room
- Large heated available with access to the outside and with economat. This room could be converted into a bedroom.

### Upper ground floor

- Spacious entrance with wall cabinets
- Clearance to bedrooms with bookcase
- 3 bedrooms
- Bathroom with large bath, shower and sauna



## CONSTRUCTION

Established in 1977, this architect-designed house has won acclaim for the quality of its design and the meticulous maintenance it has undergone over the decades.

its contemporary architecture, elegantly blending exposed concrete with warm finishes, has been enhanced by numerous renovations.

The building's complete insulation, as well as that of the roof carried out in 2012, now guarantee optimal thermal comfort. The double-glazed wood-metal windows, replaced in 2006, also contribute to the property's excellent energy performance. Underfloor heating, present in all rooms including the veranda, diffuses gentle, even warmth complemented by convector heaters, while a soapstone stove in the living room and a fireplace in the veranda add a touch of authenticity and conviviality.

The electric heating system stands out for its remarkable efficiency, enhanced since 2023 by the installation of integrated solar panels enabling very low consumption costs.

As for the exterior, the concrete swimming pool (5 x 10 m, depth 1.10 to 2.20 m), built in 1994, benefits from its own air-water heat pump and a telescopic solar electrically operated cover, offering prolonged comfort of use throughout the season.

Intelligently thought out, this property today combines comfort, design and performance for a particularly energy-efficient home.

## OUTSIDE CONVENIENCES

- Pool heated by an air/water heat pump with telescopic enclosure with solar electric control
- 2 natural ponds for rainwater harvesting

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Shed
- Storeroom
- Carport
- Swimming pool

## INSIDE CONVENIENCES

- Open kitchen
- Veranda
- Workshop
- Sauna
- Water softener
- Furnace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Electric blind
- Electric car terminal

## FLOOR

- Tiles
- Parquet floor
- Stone

## CONDITION

- Very good

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view

## FINANCIAL DATA

### Price

**CHF 1'775'000.-**

### Availability

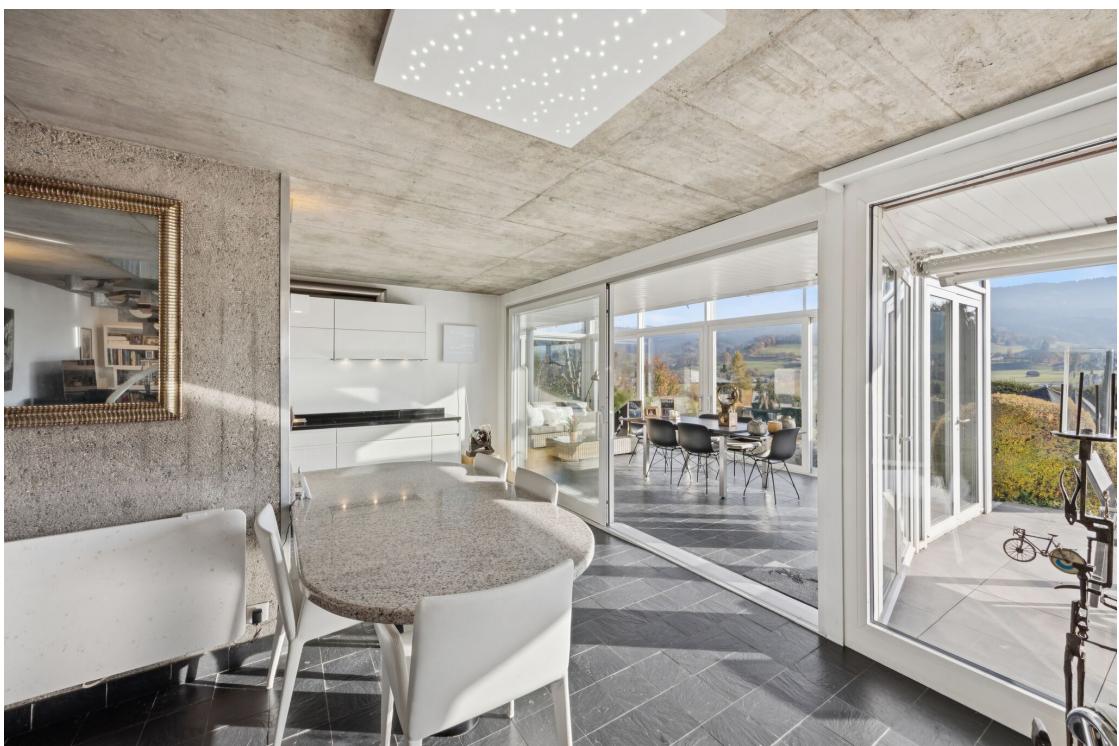
To be discussed

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- Mountains

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