

COURNILLENS



Bright family home separable into two apartments

CHF 1'125'000.-

Parking place(s) included



7.5



4



~179 m²

n° ref. **044620**



Switzerland | Sotheby's International Realty
Boulevard de Pérrolles 16, 1700 Fribourg

Vincent Rossier

+41 79 246 60 98

vincent.rossier@swsir.ch



SITUATION AND DESCRIPTION

Built in 2016, this house is located in a peaceful residential area, right next to a bus stop.

Built on a 582 m² plot, the property benefits from a beautiful luminosity thanks to its South-East and West orientation, its 991 m³ volume is composed of good quality materials.

All the blinds in the house are electric and each room is equipped with a remote control in order to control them. The house is heated by an air-to-water heat pump and distributed through the floor.

Currently, the ground-floor part of the house houses an administrative workspace and a bedroom. A cellar and technical room complete the floor and can be separated to create a pleasant independent dwelling.

The upper floor comprises 4 bedrooms and a shower room, all with wall-to-wall wardrobes. Two east-facing bedrooms benefit from a 9 m² balcony.

A garage box and a large outdoor parking space complete this property.

SURFACES

Living area	~ 179 m ²
Surface of parcel	~ 582 m ²
Volume	~ 991 cbm

1st floor

- 4 bedrooms, two with balcony access
- 9 m² accessible balcony
- Shower room

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	2
Number of balcony	2
Year of construction	2016
Year of restoration	2023
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	3 included
Number of boxes	1 included

DISTANCES

Public transports	80 m
Freeway	5345 m
Primary school	2235 m
Secondary school	7355 m
Stores	1800 m

DISTRIBUTION

Lower ground floor

- Entrance
- Office
- Room
- Technical room with washing column
- Cellar

Garden floor

- Entrance
- Bathroom
- Living room with access to balcony
- Open kitchen with central island

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Parking
- Garage

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Cellar
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- East
- West

FINANCIAL DATA

Price

CHF 1'125'000.-

Availability

To be discussed

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