

PLASSELB



Magnificent 5.5-room detached villa with
contemporary design

CHF 1'190'000.-

Parking place(s) included



5.5



4



~210 m²

n° ref. **045157**



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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Midway between the canton of Fribourg and the canton of Berne, this property is located in a recent residential area.

Erected on a plot of 593 m² and benefiting from a living area of around 210 m² spread over 2 levels, it combines modernity, comfort and space to welcome your family.

The living area features a kitchen opening onto the dining room and a lounge with stove. Several bay windows adorn the west facade, providing light and access to the outdoors. The terrace and garden face south-west, allowing you to take full advantage of the sunshine throughout the day and into the evening.

The layout and distribution of the rooms on the first

floor have been thought out so that everyone can enjoy their own space and comfort. The bedrooms are spacious, and the en suite master bedroom includes a dressing room and a private shower room with bathtub.

A utility room, a storeroom and a carport as well as several outdoor parking spaces complete this property.

A small Swiss-German commune of just over 1,000 inhabitants, Plasselb is part of the Singine district, which is housed in the canton of Fribourg. It offers the necessary amenities, such as regular public transport to Fribourg station in less than 25 minutes. By car, the A12 freeway is just 15 minutes away, making it easy to reach Berne. Nearby communities such as Plaffeien, Giffers, Tafers and Düdingen have all the amenities you need. A kindergarten and elementary school are

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located in Plasselb. The secondary school is in Tifers.

SURFACES

Living area	~ 210 m ²
Surface of parcel	~ 593 m ²
Volume	~ 1273 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of balcony	1
Number of terraces	1
Year of construction	2020
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Inside parking place/s	2 included
Outside parking place/s	2 included
Total nb. of parkings	4 included
Communal tax	95 %

ANNEXES

- 2 covered parking spaces
- 4 outdoor parking spaces
- Garden shed
- Automatic watering
- Electric car terminal

DISTANCES

Station	12500 m
Public transports	550 m
Freeway	14000 m
Primary school	600 m
Stores	700 m
Cable car	8500 m
Post office	700 m
Bank	680 m
Hospital	9400 m
Restaurants	690 m

DISTRIBUTION**Lower ground floor**

- Living room with stove
- Kitchen open to dining room
- Bedroom
- Shower room with laundry column
- Utility room
- Commode/cellar
- Access to covered terrace and garden

Upper ground floor

- Master suite with dressing room and en-suite shower room and bath
- 2 bedrooms
- Shower room
- Spacious distribution hall



CONSTRUCTION

Built in 2020, this property has been meticulously maintained and is in pristine condition.

The tastefully selected colors and materials are sober and modern to blend perfectly with your furniture.

The triple-glazed windows provide perfect sound and heat insulation.

The heating, distributed through the floor, is produced by an air-water heat pump.

Automatic watering has been installed in the garden.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- River
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Sports centre
- Ski piste
- Ski lift
- Hiking trails
- Soccer pitch
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Pantry
- Cellar
- Built-in closet
- Water softener
- Swedish stove
- Triple glazing
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Optic fiber
- Electric blind
- Electric car terminal

FLOOR

- Tiles

FINANCIAL DATA**Price****CHF 1'190'000.-****Availability**

To be discussed

Judicial form

En nom propre

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- Parquet floor

CONDITION

- As new
- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Forest

STYLE

- Modern



The kitchen



The living room



The stove in the living room



The entrance hall



Master bedroom with dressing room and en suite shower room



The shower room in the master bedroom



Room 1



Room 2



The shower room



Room 3



The covered terrace



The covered terrace



The balcony with its unobstructed view



The property



The property



The property