

VILLARS-SUR-GLÂNE



Detached house with garden and mountain views

CHF 1'150'000.-

Parking place(s) included



5.5



4



110 m²

n° ref. **045249**



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

Vincent Rossier
+41 79 246 60 98
vincent.rossier@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Located in Villars-sur-Glâne, on the immediate border of the commune of Fribourg, this charming house enjoys a privileged location. Two bus stops are nearby, including one served by line 5, while the center of Cormanon can be reached in less than 15 minutes on foot. The town of Fribourg and the Fribourg Sud freeway entrance can be reached in less than 5 minutes by car.

Built in 1944, the house is distributed over several levels.

The basement includes a utility room, a cellar, a bathroom, two connecting rooms and a bedroom.

The garden level offers a welcoming entrance hall, a guest toilet, an enclosed kitchen and a spacious living room, enlarged thanks to the unification with a former

bedroom.

On the upper floor, there are three bedrooms, including a master bedroom with direct access to the balcony, a bathroom and a staircase leading to the attic, offering additional storage space.

The configuration of the house allows it to be separated into two independent dwellings.

The exteriors seduce with a south-facing garden, unobstructed mountain views, two balconies, a terrace, an outdoor Jacuzzi and a garage box.

www.switzerland-sothebysrealty.ch

SURFACES

Living area	110 m ²
Surface of parcel	764 m ²
Terrace surface	14 m ²
Volume	973 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	1
Number of balcony	2
Year of construction	1944
Year of restoration	2011
Heating system	Gas
Domestic water heating system	Solar
Heating installation	Radiator
Second home	Non authorized
Number of boxes	1 included
Construction zone	Zone résidentielle à faible densité
Parking places	Yes, obligatory

DISTANCES

Station	1700 m
Public transports	100 m
Freeway	1600 m
Primary school	715 m
Secondary school	1400 m
Stores	650 m

DISTRIBUTION**Lower ground floor**

Bedroom
Bathroom
2 interconnecting rooms
Cellar
Technical room

Garden floor

Entrance

Visitors' WC
Kitchen closed
Lounge
Terrace

1st floor

Distribution corridor
3 bedrooms
Bathroom
Balcony

NEIGHBOURHOOD

- Villa area
- Residential area
- Bus stop
- Primary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Box
- Jacuzzi

INSIDE CONVENIENCES

- Guests lavatory
- Cellar
- Double glazing
- Bright/sunny

EQUIPMENT

- Ceramic glass cooktop

FLOOR

- Parquet floor

CONDITION

- To be renovated

ORIENTATION

- South
- East
- West

VIEW

- Nice view
- Mountains

FINANCIAL DATA

Price

CHF 1'150'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.













