

# VILLARS-SUR-GLÂNE



Magnificent 7.5-room detached villa with  
contemporary design

**CHF 2'790'000.-**

Parking place(s) included



7.5



6



~200 m<sup>2</sup>

n° ref. **045541**



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

**Carole Clément**  
+41 79 781 41 36  
carole.clement@swsir.ch

Switzerland

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## SITUATION AND DESCRIPTION

### EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Located in a semi-urban environment, just a few minutes from Freiburg and its amenities, this 7.5-room detached villa will seduce you with its modernity and comfort.

Constructed using top-quality materials, this property offers high-standard finishes. Perfectly maintained, it requires no work whatsoever.

Benefiting from a living area of around 200 sq.m. and set on a 1,060 sq.m. plot, it boasts spacious, bright rooms. The main room comprises a living room with fireplace, a dining room and a magnificent, fully-equipped kitchen with central island and a pantry. It is fully glazed and gives access to the terrace, swimming pool and beautiful wooded garden.

Also on this same level are 4 bedrooms, storage cupboards and two shower rooms (1x shower and 1x bath). A second terrace to the east is also accessible from the children's bedrooms, while a third terrace to the west completes the master bedroom.

On the first floor, you'll have a beautiful 26 m<sup>2</sup> mezzanine with a Swedish stove and a magnificent view of the Pre-Alps.

In the basement, a large cellar, a storeroom under the stairs and the utility room will provide you with ample space for storing your belongings. Numerous wall cupboards have also been fitted throughout the villa.

The high-quality materials chosen, the meticulous and prestigious finishes and the top-of-the-range amenities provide an exceptional living environment

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that will satisfy even the most demanding.

Ideally located just a few minutes from downtown Fribourg and the A12 junction, which is less than two minutes away by car. Villars-sur-Glâne is 4.6 km from Fribourg, close to all amenities. It boasts many assets, including a post office, shops, schools, restaurants, forest trails and numerous cultural and sporting activities.

**SURFACES**

Living area	~ 200 m <sup>2</sup>
Surface of parcel	~ 1060 m <sup>2</sup>
Volume	~ 1086 cbm

**CARACTERISTICS**

Number of flats	1
Number of floors above ground	2
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Number of terraces	3
Year of construction	2014
Heating system	Groundwater heat pump
Domestic water heating system	Groundwater 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
Construction zone	ZRFD
Basements	1
Communal tax	63.9 %
Parking places	Yes, obligatory

**ANNEXES**

- 1 separate heated and insulated bedroom
- 2 parking spaces in garage
- 2 outdoor parking spaces
- Garden pavilion with sauna, shower and WC
- 9m x 3.5m heated swimming pool with counter-current
- Automatic watering system

**DISTANCES**

Station	250 m
Public transports	220 m
Freeway	2000 m
Nursery school	500 m
Primary school	500 m
Secondary school	3400 m

Stores	490 m
Post office	1600 m
Bank	1100 m
Hospital	2200 m
Restaurants	370 m

**DISTRIBUTION****Ground floor**

- Distribution hall
- Kitchen with central island and commissary open to dining room
- Fully glazed living room with fireplace
- 4 bedrooms
- 2 shower rooms (1x shower and 1x bath)
- Access to various terraces and garden

**1st floor**

- Large 26 m<sup>2</sup> mezzanine with Swedish stove

**Basements**

- Hall with storage
- Large cellar
- Under-stair storeroom
- Utility and laundry room



## CONSTRUCTION

Built in 2014, this property has been meticulously maintained and requires no renovation.

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

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

For the comfort of its future inhabitants, the blinds have been motorized throughout the house. It is also fully home-automated and equipped with an alarm system with camera.

Heating, distributed through the floor, is produced by a heat pump with geothermal probe. Photovoltaic solar panels have also been installed.

## OUTSIDE CONVENIENCES

- Automatic watering for lawn, vegetable garden and trees
- Pool heated by air/water heat pump
- Robot pool cleaner
- Pool enclosure (non-motorized)

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school
- Secondary school
- College / University
- Sports centre
- Hiking trails
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Gardenhouse
- Storeroom
- Garage
- Sauna
- Swimming pool

- Robot mower

**INSIDE CONVENIENCES**

- Garage
- Open kitchen
- Dressing
- Pantry
- Cellar
- Storeroom
- Sauna
- Swimming pool
- Built-in closet
- Water softener
- Fireplace
- Swedish stove
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Kitchen island
- Ceramic glass cooktop
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Optic fiber

**FINANCIAL DATA****Price****CHF 2'790'000.-****Availability**

To be discussed

**Judicial form**

En nom propre

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- Electric blind
- Alarm
- Oversee camera
- Electric garage door
- Home automation

## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- Very good

## **ORIENTATION**

- South
- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Mountains

## **STYLE**

- Modern



Kitchen with pantry



Living room with fireplace



Master bedroom with access to terrace



Room 1



Room 2



Office



Distribution hall



Shower room



Bathroom



Mezzanine with stove



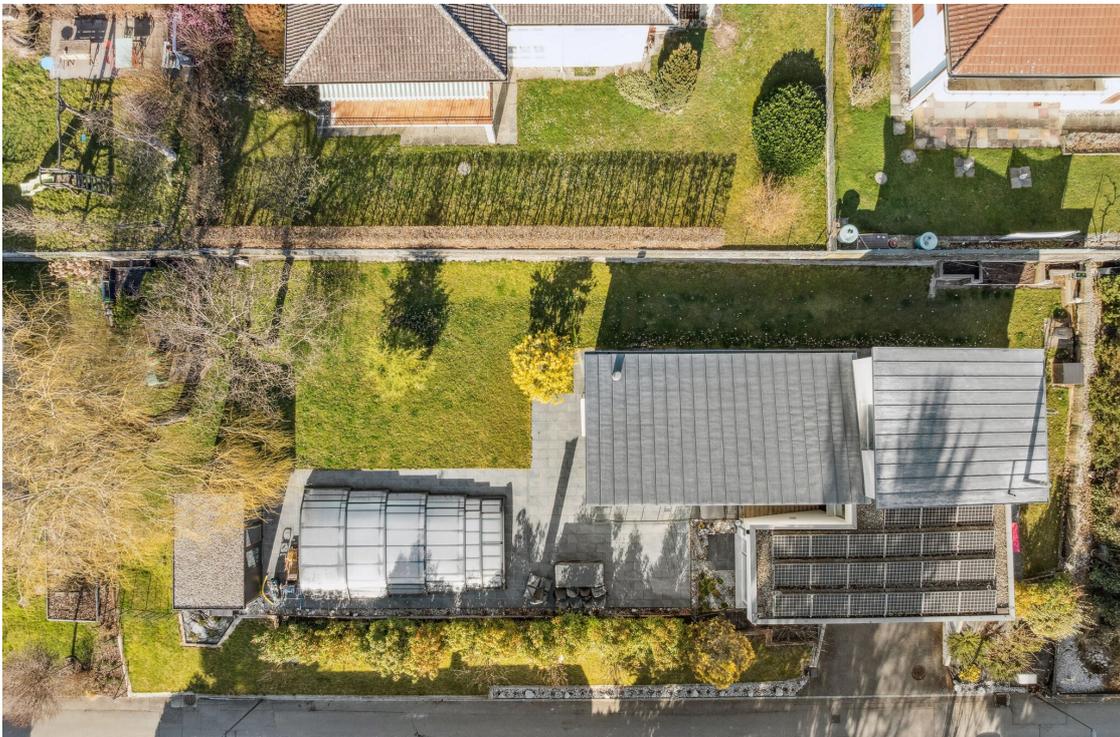
Cabana with sauna and shower



The property



The property and its swimming pool



The property