

FRIBOURG



Villa in Fribourg with breathtaking views of the
Sarine and nature

CHF 1'775'000.-



7.5



5



185 m²

n° ref. **041553D**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

Frederik Ellegaard
+41 78 758 40 25
frederik.ellegaard@swsir.ch



SITUATION AND DESCRIPTION

Erected in 1971, this detached villa nestles in the heart of a privileged environment. Just a stone's throw from the Poya train station, it enjoys a dominant location that reveals spectacular views of the Sarine, the forest and the Poya bridge. Combining privacy and immediate proximity to amenities, it elegantly combines comfortable living with urban practicality.

The upper ground floor seduces with its generous volumes bathed in light. The vast living room, extended by a panoramic balcony, invites you to contemplate breathtaking horizons. The functional kitchen harmoniously completes the space, while two bedrooms, including a master suite with en-suite shower room, ensure comfort and refinement. An integrated garage completes this level.

The lower ground floor offers a neat, modular design. It features three additional bedrooms, a laundry room, a cellar and a PC shelter. Direct access to a spacious terrace and lush garden creates a natural continuity to the outdoors, ideal for relaxation and special moments. A parking space in the garage and a second one outside complete this rare property in a sought-after neighborhood.

SURFACES

Living area	185 m ²
Surface of parcel	918 m ²
Non built surface [sqm]	23 m ²
Useful surface	256 m ²
Volume	1457 cbm

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	2
Number of balcony	1
Year of construction	1971
Year of restoration	2022
Heating system	Fuel oil
Heating installation	Radiator
Construction zone	Zone résidentielle urbaine à faible densité (ZRFD)
Energy efficiency	E
Building envelope	F

PROXIMITY

- City centre
- Villa area
- Green
- Park
- River
- Residential area
- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Sports centre
- Soccer pitch
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Covered parking space(s)
- Parking
- Visitor parking space(s)
- Built on a sloping hillside
- Barbecue
- Ground level access

INSIDE CONVENIENCES

- Garage
- Guests lavatory
- Cellar
- CP-Shelter
- Built-in closet
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Dishwasher
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- Morning

FINANCIAL DATA**Price****CHF 1'775'000.-****Availability**

To be discussed

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VIEW

- Nice view
- Clear
- River
- Garden
- Forest

STYLE

- Classic















