

FRIBOURG



For sale: Single family house

Price upon request



8



5



~280 m²

n° ref. **035204D2**



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

Mathieu Arm

+41 79 362 18 42

mathieu.arm@swsir.ch



SITUATION AND DESCRIPTION

Situated in a quiet, cul-de-sac residential area, this property is set on a plot of over 2,000 m² and boasts a total living area of approx. 280 m², distributed over 3 levels.

Having retained its unique character, the living area is comfortable and connected to the dining area, all with a generous surface area of 65 m². The kitchen is enclosed and fully habitable, equipped with well-thought-out and functional materials. All these spaces have direct access to the outside.

There are 5 bedrooms, including one on the first floor, with spacious volumes and plenty of natural light.

The basement, which has been completely excavated, includes a cellar, a laundry room, a large heated storage area, a PC shelter, a machine room and a workshop area. In addition, it offers numerous

conversion possibilities (sports room/cinema, wine cellar, etc.).

As for the exteriors, they have been magnificently designed, enabling its owners to enjoy optimal sunlight and a totally unobstructed view of the surrounding area.

A garage and cellars also serve as a covered terrace on its upper level. This space could easily be converted into living space, to create a totally independent apartment.

Several outdoor parking spaces complete this property

SURFACES

Living area	~ 280 m ²
Surface of parcel	~ 2048 m ²
Volume	~ 1697 cbm

CARACTERISTICS

Number of flats	1
Number of rooms	8
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Year of construction	1973
Second home	Non authorized
Communal tax	80 %
Parking places	Yes, obligatory

ANNEXES

- Garage for two vehicles

DISTANCES

Station	1445 m
Public transports	420 m
Primary school	781 m
Secondary school	802 m
Stores	1092 m
Hospital	1140 m

DISTRIBUTION

Ground floor

- Entrance hall
- Living kitchen
- Dining room
- Living room
- Visitors' wc
- Bedroom/Office

1st floor

- 3 bedrooms
- Separate wc
- Shower room

- Parent suite with private shower room

Under the roof

- Galetas

Basements

- Abri PC
- Wine cellar
- Available heated
- Laundry room with shower
- Technical room



CONSTRUCTION

Erected in 1973 to the quality standards of the time, this house was built with care and durability. Its reinforced concrete frame, double walls and use of noble materials such as Molière stone bear witness to solid craftsmanship and architecture designed to stand the test of time.

Today, although having retained its authenticity, the property requires complete renovation to meet today's expectations in terms of comfort and aesthetics. Cladding, interior fittings and some technical elements are original, offering an ideal canvas for transformation enthusiasts or renovation buffs.

The heating system is provided by a heat pump distributed via radiators. However, updating the installations will optimize the property's energy performance and thermal comfort.

A property with great potential, ideal for those wishing to breathe new life into a house full of charm and character, in an exceptional setting.

OUTSIDE CONVENiences

- Outdoor parking spaces
- Fenced garden with trees

PROXIMITY

- Villa area
- Green
- Mountains
- Lake
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Sports centre
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Religious monuments

- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Annex
- Storeroom
- Parking
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Garret
- CP-Shelter
- Storeroom
- Workshop
- Built-in closet
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- With character

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

Judicial form

En nom propre

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

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath
- Phone
- Internet connection
- Alarm
- Outdoor lighting

- Mountains

FLOOR

- Tiles
- Parquet floor

CONDITION

- To convert
- To be renovated
- To be refurbished
- In its current state

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Panoramic
- With an open outlook
- Rural
- Lake
- Garden
- Forest











