

MARLY



Exceptional property in a calm and residential
area

CHF 2'950'000.-

Parking place(s) included



7.5



6



~400 m²

n° ref. **12610_D**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Situated in a quiet, nuisance-free neighborhood, this 7.5-room residence, surrounded by lush green parkland, guarantees perfect privacy and is only a few minutes from Fribourg.

Erected on a 1'283 m² plot, this family villa offers approx. 400 m² of living space spread over 2 levels.

The spacious living room boasts a beautiful fireplace and numerous bay windows, providing a cosy and beautiful natural light. Designed above all for the comfort of its occupants, this property benefits from numerous built-in wardrobes, including in the bedrooms. These offer beautiful living areas and a lovely cachet.

Built in the 80s, it was completely renovated with high-standard materials in 2023.

The large garden will enable you to enjoy a quiet setting and admire the surrounding nature. A petanque court, a children's play area and a brazier area will enable you to enjoy special moments with your friends.

A welcoming, active and diverse commune located south of Fribourg on the Fribourg-Bulle road axis, Marly offers numerous opportunities for leisure, sports and relaxation in the heart of nature. The commune is also close to all amenities, including shops, restaurants, schools and public transport.

SURFACES

Living area	~ 400 m ²
Surface of parcel	~ 1283 m ²
Terrace surface	~ 100 m ²
Volume	~ 1800 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Year of construction	1980
Year of restoration	2023
Heating system	Air to water heat pump
Heating installation	Floor
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Construction zone	ZRFD
Altitude	630 m
Communal tax	80 %
Parking places	Yes, obligatory

ANNEXES

- Garage for 2 cars with automatic door
- Several outdoor parking spaces

DISTANCES

Station	3800 m
Public transports	200 m
Freeway	4750 m
Primary school	850 m
Secondary school	2000 m
College / University	25400 m
Stores	600 m
Post office	700 m
Bank	700 m
Hospital	3300 m
Restaurants	300 m
Park / Green space	100 m

DISTRIBUTION**Ground floor**

- Magnificent entrance hall with storage space
- Cloakrooms
- Guest WC
- Wine cellar
- Kitchen opening onto dining area
- Living room with fireplace and access to outside area
- Children's playroom (convertible into bedroom)
- Terrace and garden

1st floor

- Distribution hall
- 3 bedrooms
- Bathroom
- Master suite with dressing room and private shower room



CONSTRUCTION

Built in 1980 and completely renovated in 2023 with top quality materials, the property is in perfect condition. It is equipped with surveillance cameras and alarm.

Particular attention has been paid to the choice of materials, especially in the kitchen and shower rooms. The kitchen has been chosen with taste and benefits from top-of-the-range equipment.

Finally, magnificent natural stone covers most of the first floor. Upstairs, the floors are parquet.

The windows are triple-glazed. Heating is provided by an air-to-water heat pump.

To enhance your comfort, the blinds are motorized and remote-controlled, and the windows are fitted with mosquito screens.

In addition, the master suite boasts a large, fully-appointed dressing room offering you all the space you need to store your belongings.

OUTSIDE CONVENIENCES

- Magnificent terrace
- Children's playground
- Petanque court
- Barbecue area
- Garden

NEIGHBOURHOOD

- Villa area
- Park
- Green
- River
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Tennis centre
- Hiking trails
- Concert hall
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Storeroom
- Garage

- Visitor parking space(s)
- Petanque ground
- Barbecue-chimney
- Built on even grounds
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Storeroom
- Recreationroom
- Built-in closet
- Water softener
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- American Fridge
- Washing machine

FINANCIAL DATA**Price****CHF 2'950'000.-****Availability**

To be discussed

Judicial form

En nom propre

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- Dryer
- Bath
- Shower
- Optic fiber
- Electric blind
- Alarm
- Interphone
- Code door
- Oversee camera
- Electric garage door
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Forest

STYLE

- Character house



Dining room - kitchen



The kitchen



Living area with fireplace



Guest WC



Master suite



The dressing room



The en suite shower room



Children's bedroom



The bathroom



The terrace



The brazier area



The property



The property



The property