

MONTBRELLOZ



4.5 room detached villa on plan

CHF 1'060'000.-

Parking place(s) included



4.5



3



~122.5 m²

n° ref. **045515LR**



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

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!

Ideally located in Montbrelloz, in the commune of Estavayer, this new villa sold off-plan benefits from a privileged location, both close to the town and to all its amenities. Set on a pleasant, private and green plot, it offers a peaceful, modern and comfort-oriented living environment.

On the first floor, the entrance is via a hall equipped with wall cupboards and a guest toilet. The kitchen with dining area benefits from an adjoining storeroom, and opens onto a bright living room with large picture windows offering direct access to the terrace and garden. A utility room and a storeroom complete this level.

Upstairs, the sleeping area comprises two bedrooms,

a master suite with dressing room and shower room, and a bathroom. The central space serves as an open office and ensures functional circulation between the rooms.

Externally, the project includes a terrace and a private garden offering a pleasant extension of the living spaces. Parking spaces and bicycle storage are also provided. The sober, contemporary architecture blends harmoniously with the land and its surroundings.

Montbrelloz is part of the Estavayer commune, which offers a complete living environment thanks to its shops, public transport, lake access, school facilities and all services linked to the health system.

SURFACES

| | |
|-------------------|------------------------|
| Living area | ~ 122.5 m ² |
| Weighted Surface | ~ 129.9 m ² |
| Surface of parcel | ~ 454 m ² |
| Garden surface | ~ 174.6 m ² |
| Terrace surface | ~ 14.7 m ² |

CARACTERISTICS

| | |
|-------------------------------|-------------------------------|
| Number of floors above ground | 2 |
| Number of rooms | 4.5 |
| Number of bedrooms | 3 |
| Number of bathrooms | 3 |
| Year of construction | 2026 |
| Heating system | Air to water heat pump, Solar |
| Domestic water heating system | Air to water heat pump, Solar |
| Heating installation | Floor |
| Second home | Authorized |
| Outside parking place/s | 2 included |
| Communal tax | 84 % |
| Real estate tax | 2‰ of fiscal value |
| Parking places | Yes, obligatory |

ANNEXES

- 2 outdoor parking spaces
- Covered bicycle parking
- Reduced

DISTANCES

| | |
|-------------------|--------|
| Station | 3304 m |
| Public transports | 35 m |
| Primary school | 432 m |
| Secondary school | 2416 m |
| Stores | 2546 m |
| Post office | 2862 m |
| Bank | 2554 m |
| Hospital | 2910 m |
| Restaurants | 2097 m |

DISTRIBUTION**Garden floor**

- Entrance hall
- Visitors' WC
- Kitchen with island
- Economator
- Dining room
- Living room
- Technical room/laundry room

1st floor

- 2 bedrooms
- Open office space
- Bathroom
- Master suite with dressing room and shower room



CONSTRUCTION

A detailed technical specification accompanies the construction, guaranteeing a serious, sustainable and perfectly mastered project.

The villa will be built in insulated terracotta brickwork, with meticulous interior finishes such as roughcast and white paint.

Underfloor heating will be supplied by a heat pump with geothermal system, complemented by photovoltaic panels ensuring sustainable energy production.

Floors will be covered with tiles and parquet according to defined choices, while PVC windows with triple glazing will offer reinforced insulation and optimal thermal comfort.

OUTSIDE CONVENIENCES

- Terrace
- Turfed garden

PROXIMITY

- Village
- Villa area
- Green
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Exclusive use of garden
- Garden
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Storeroom
- Built-in closet
- Heating Access
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Fridge
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Internet connection

FLOOR

- At your discretion

ORIENTATION

- South
- West

FINANCIAL DATA**Price****CHF 1'060'000.-****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.

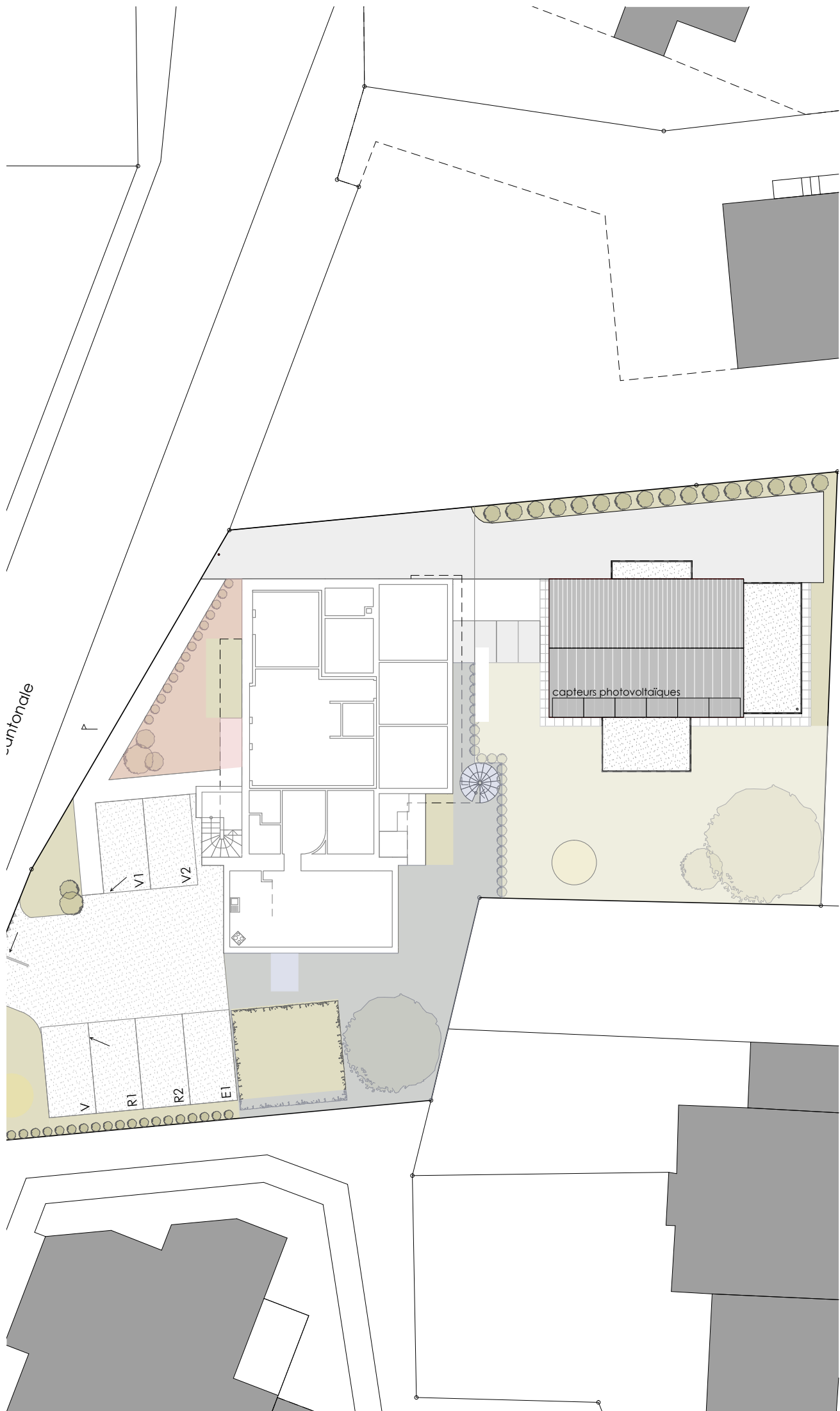
EXPOSURE

- Optimal
- All day

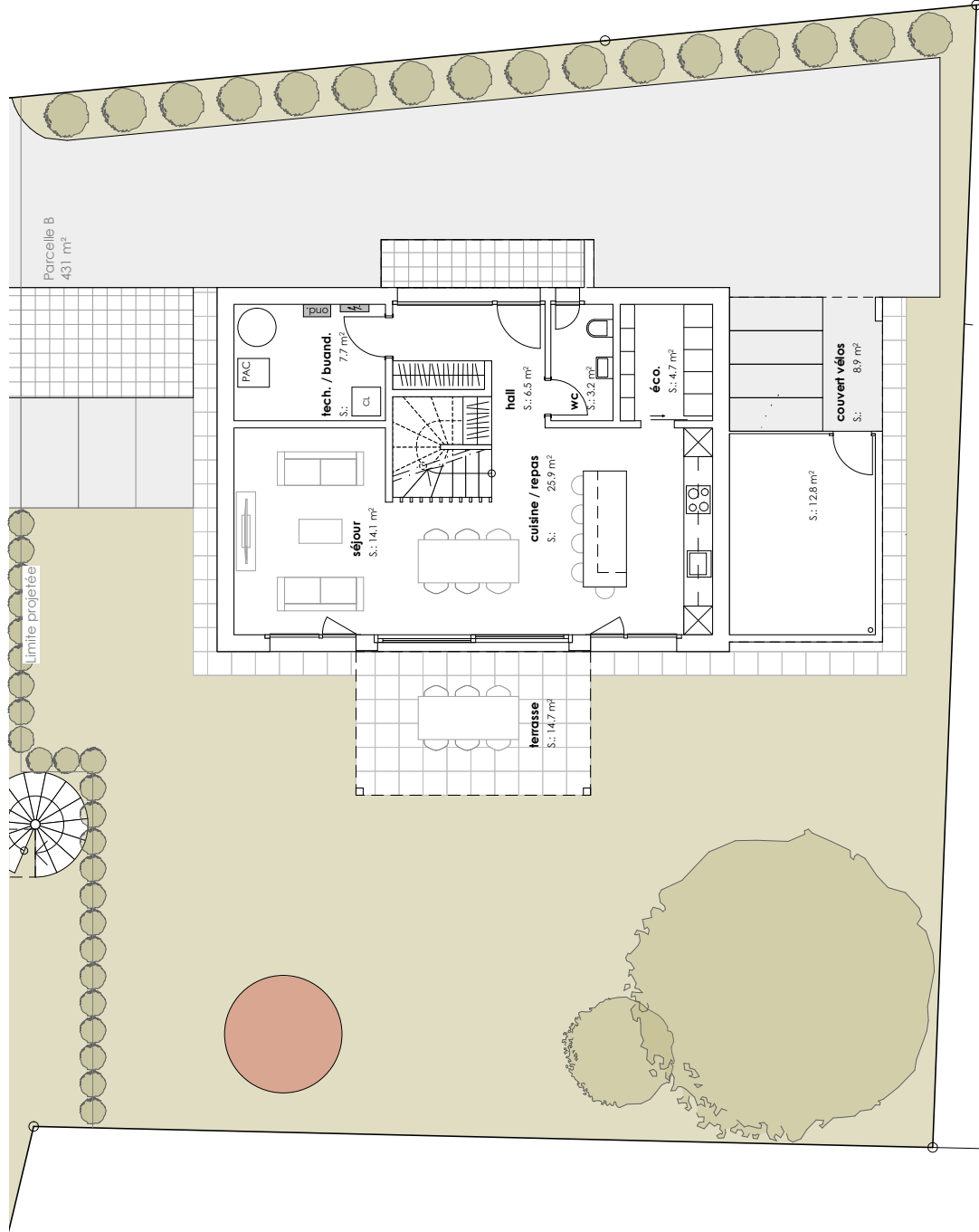
VIEW

- Rural
- Garden





Villa - RDC

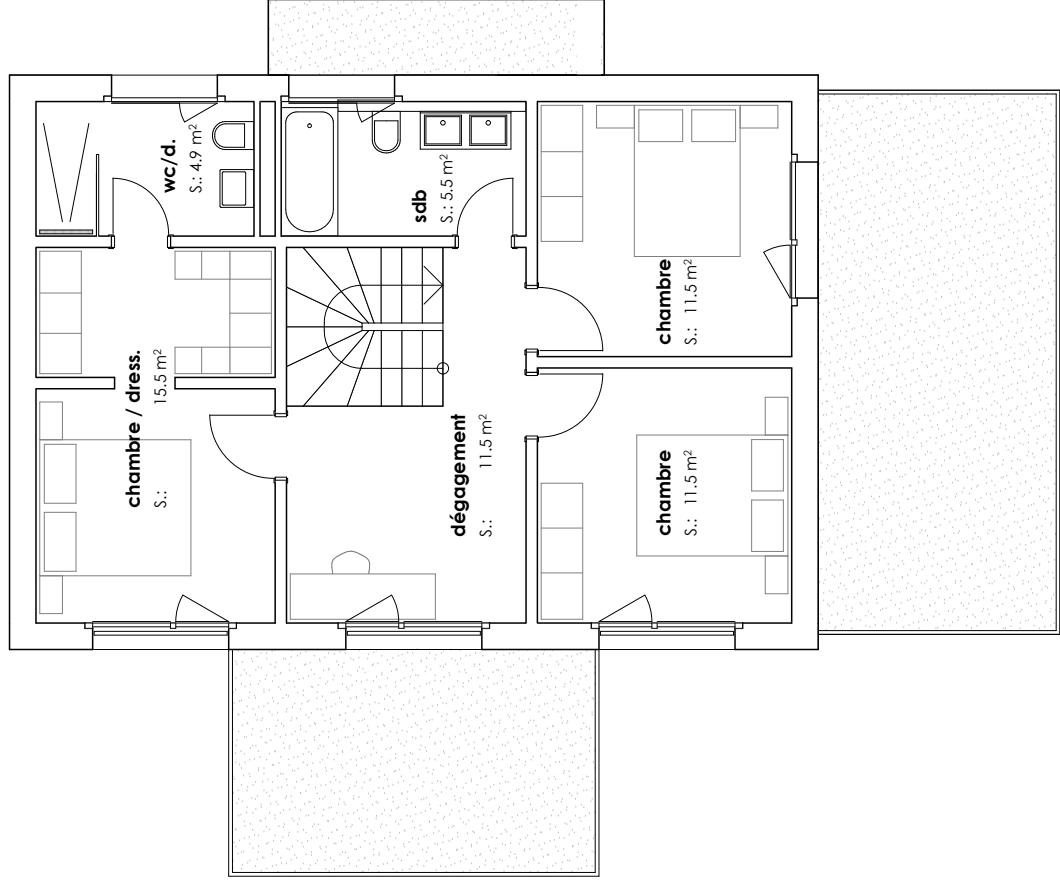


| Lot | Typologie | Orientation | Surface habitable | Terrasse | Jardin | Surface de vente |
|-----|-----------|-------------|-------------------|----------|--------|------------------|
|-----|-----------|-------------|-------------------|----------|--------|------------------|

| | | | | | | |
|---|-----|-------|----------------------|---------------------|----------------------|----------------------|
| A | 4.5 | S - O | 122.5 m ² | 14.7 m ² | 174.6 m ² | 129.9 m ² |
|---|-----|-------|----------------------|---------------------|----------------------|----------------------|

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements/cage d'escalier/ascenseur.
Les terrasses sont comptées pour 1/2. Surfaces indicatives, ce document est non contractuel.

Villa - Étage



| Lot | Typologie | Orientation | Surface habitable | Terrasse | Jardin | Surface de vente |
|-----|-----------|-------------|-------------------|----------|--------|------------------|
|-----|-----------|-------------|-------------------|----------|--------|------------------|

| | | | | | | |
|---|-----|-------|----------|---------|----------|----------|
| A | 4.5 | S - O | 122.5 m² | 14.7 m² | 174.6 m² | 129.9 m² |
|---|-----|-------|----------|---------|----------|----------|

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements/cage d'escalier/ascenseur.
Les terrasses sont comptées pour 1/2. Surfaces indicatives, ce document est non contractuel.