

LA ROCHE FR



New home opportunity near Lac de la Gruyère

CHF 895'000.-

Price of parking place(s) in addition



5.5



~142 m²

n° ref. **041180R**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

LAST INDIVIDUAL VILLA !

Located in a new neighborhood consisting of 4 twin villas and 7 detached villas, this villa enjoys a quiet, leafy living environment 20 minutes from Fribourg and 15 minutes from Bulle.

Close to the village with all its shops, while enjoying numerous outdoor leisure activities, this villa is ideal for families seeking serenity and comfort.

The garden level features an entrance hall with guest WC, as well as a cellar and a covered area for parking two cars that can be recharged thanks to the included charging station.

The first floor features a beautiful kitchen open onto the dining room with access to the terrace, a spacious and bright living room also giving access to the terrace

and garden. The living room can be adapted to create an additional bedroom or office.

The first floor features a spacious master suite with dressing room and shower room, as well as two bedrooms and a bathroom.

Located next to a forest and close to Lake Gruyères, you can enjoy the many leisure activities in the vicinity, such as hiking, skiing, mountain biking, water sports or golf.

Two covered parking spaces are additional to the sale price, totaling CHF 45'000.-. The covered carport is pre-equipped for recharging stations.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area ~ 142 m²

CARACTERISTICS

Number of rooms	5.5
Year of construction	2025
Second home	Non authorized
	2
Inside parking place/s	CHF 45'000.- not included

DISTANCES

Public transports	537 m
Freeway	9237 m
Nursery school	532 m
Primary school	532 m
Secondary school	9697 m
Stores	911 m
Cable car	2279 m
Bank	1198 m
Restaurants	733 m



MUNICIPALITY

La Roche is a charming village of 1850 inhabitants, located between the Lac de la Gruyère and the Berra massif.

This region offers a quiet living environment for lovers of nature and outdoor activities. The village offers a wide choice of shops to its inhabitants, including Migros, Coop, bakery, pharmacy, cheese shop, bank and restaurant.

Located 20 minutes from Fribourg and 15 minutes from Bulle, in the north of the Gruyère district, La Roche is close to major roads leading to Lausanne or Berne.

NEIGHBOURHOOD

- Village
- Villa area
- Park
- Green
- Mountains
- Lake
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Ski piste
- Hiking trails
- Bike trail
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Oven
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Photovoltaic panels
- Electric blind
- Electric car terminal
- Controlled ventilation
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA**Price**

CHF 895'000.-

Price park. int. ②

CHF 45'000.-

Total price**CHF 940'000.-****Availability**

Immediate

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CONDITION

- New

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Rural
- Forest
- Mountains

STYLE

- Modern

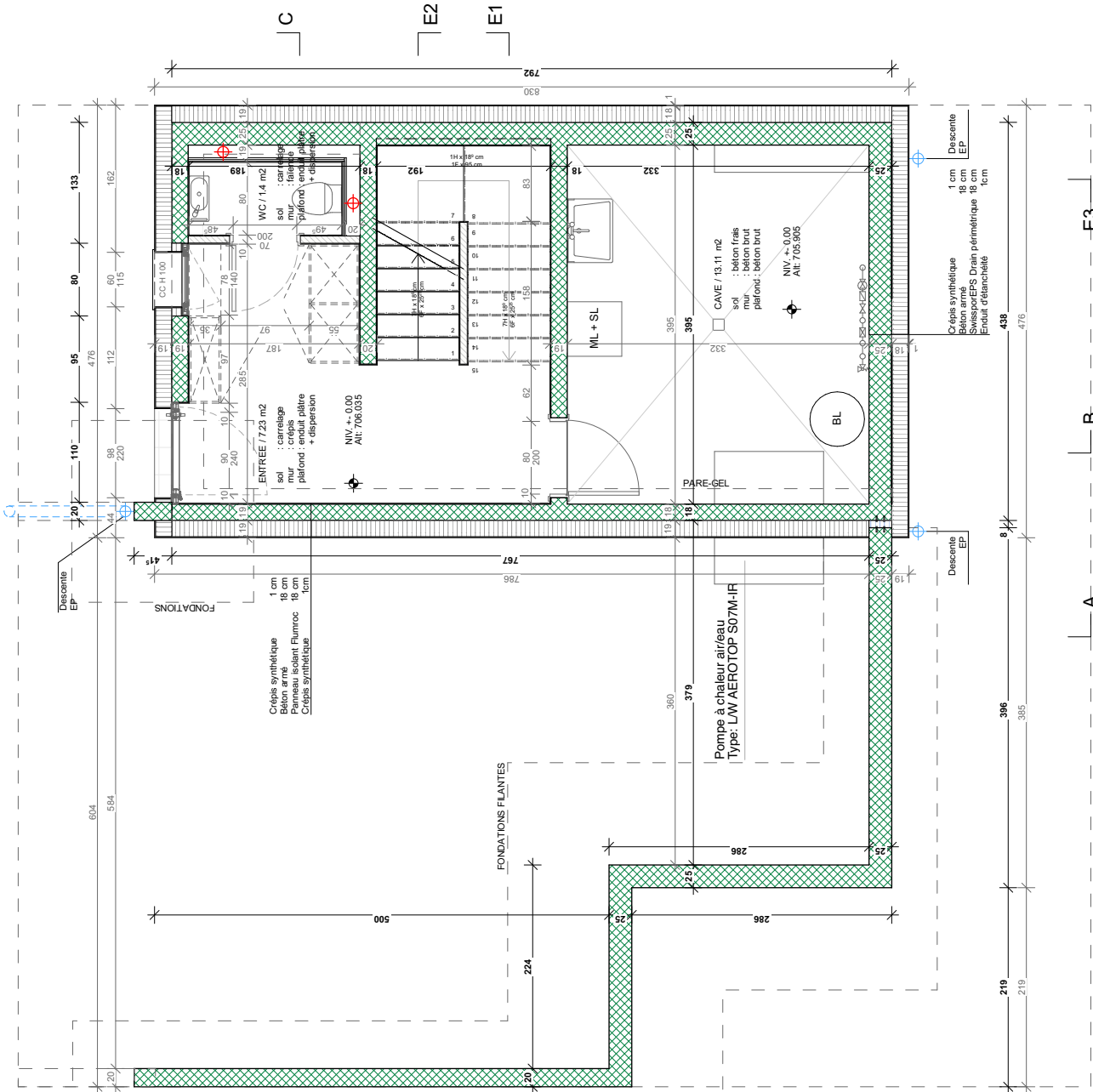




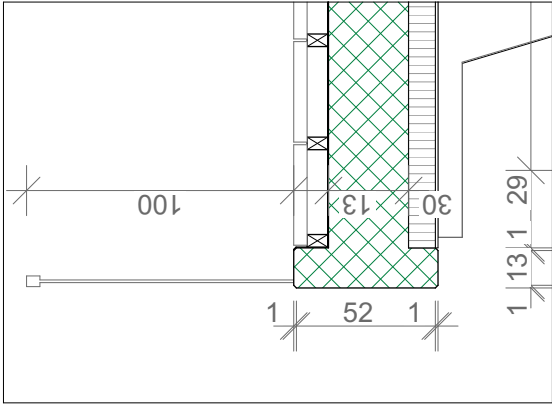




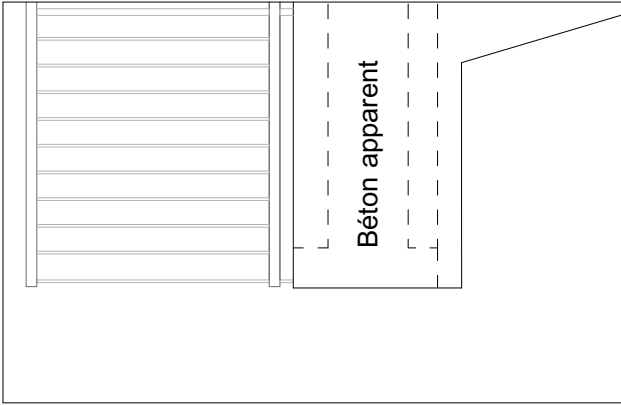
Ouvrage :		Maître d'ouvrage:		Entreprise générale				
Le Hameau du Barrage Impasse du Bas du Steckel 1 à 23, 1634 La Roche		WED PRO Sarl_ Rue de Formangeuieres 9, 1782 Belfaux		BK CONSTRUCTION Sarl Route de Crochy 9, 1024 Ecublens				
N° de plan:	08.12	Titre: Sous-sol	Echelle : 1:50, 1:100	Format : A3	N° de projet : 003	Architecte:	Date :	Etat du projet :
						 Architecte MBS	15.11.2023	Plan d'exécution



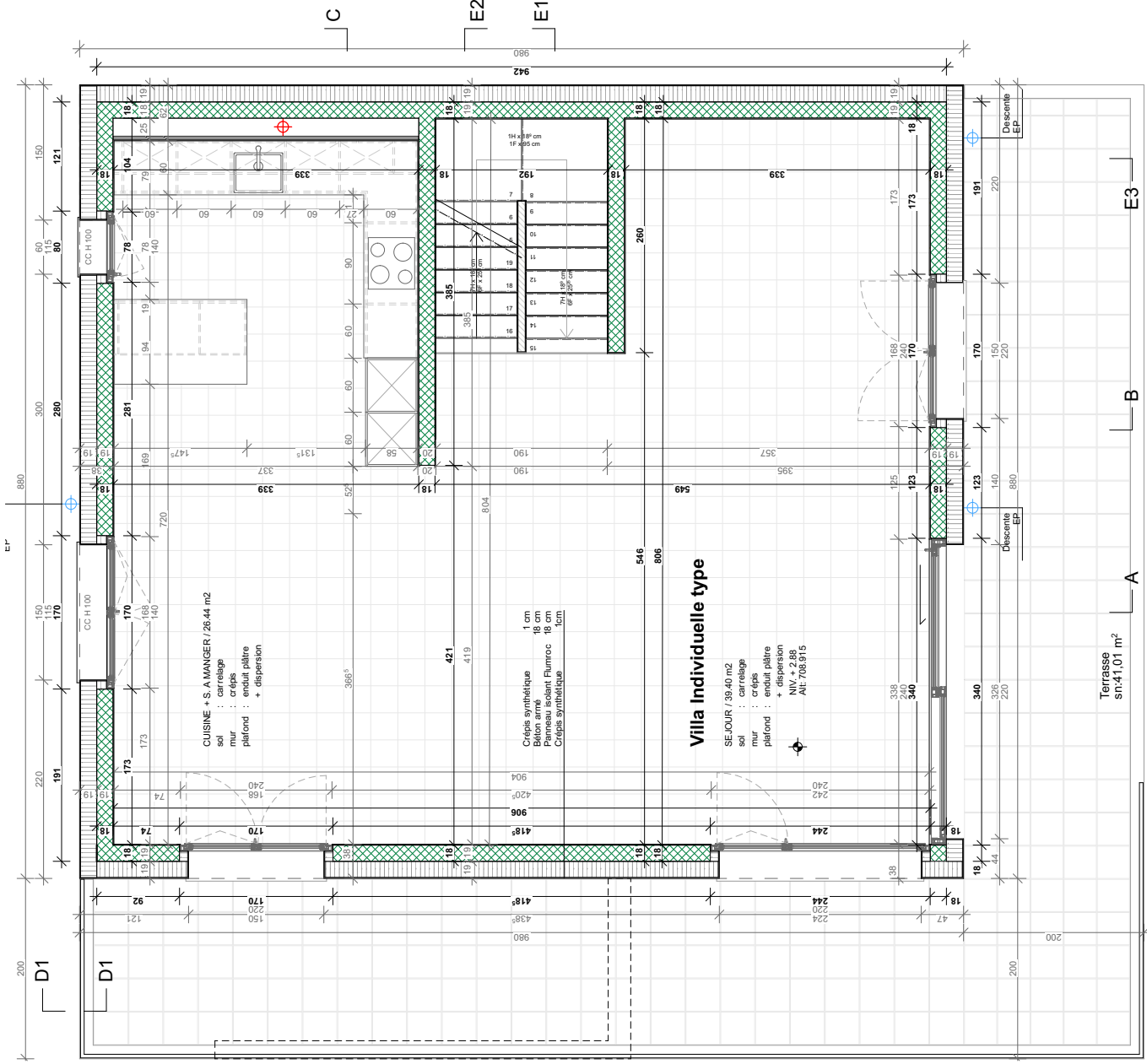
Ouvrage :		Maître d'ouvrage :		Entreprise générale :	
Le Hameau du Barrage		WED PRO Sarl_ Rue de		BK CONSTRUCTION Sarl	
Impasse du Bas du Steckel 1 à 23, 1634 La Roche		Formangueries 9, 1782 Belfaux		Route de Crochy 9, 1024 Ecublens	
N° de plan :	Thème :	Echelle :	Format :	Architecte :	Date :
08.13	Rez-de-chaussé / Villa ind.	1:50, 1:20	A3		15.11.2023
				Etat du projet : Plan d'exécution	



Détail_D1_1/10



Détail_D2_1/10



Villa Individuelle type

SEJOUR / 39.40 m2
sol : carrelage
mur : crépis
plafond : enduit plâtre
+ dispersion
NIV. + 2.88
Alt: 708.915

Crépis synthétique
Béton armé
Panneau isolant Rumoc
Crépis synthétique
1 cm
18 cm
18 cm
1cm

CUISINE + S.A.MANGER / 28.44 m2
sol : carrelage
mur : crépis
plafond : enduit plâtre
+ dispersion

Terrasse
sn:41.01 m²

Ouvrage : Le Hameau du Barrage Impasse du Bas du Steckel 1 à 23, 1634 La Roche	Maître d'ouvrage: WED PRO Sarl_ Rue de Formangeuieres 9, 1782 Belfaux		Entreprise générale BK CONSTRUCTION Sarl Route de Crochy 9, 1024 Ecublens	
	N° de plan: 08.16	Thème: 1er Etage / Villa ind_Base	Echelle : 1:50	Format : A3
N° de projet : 003		Date : 14.05.2022		Etat du projet : Plan d'exécution
Architecte: 				

