

CHEVROUX



Beautiful 5.5 room detached villa with
separate apartment

CHF 1'190'000.-

Parking place(s) included



6.5



4



~165 m²

n° ref. **045903**



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Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Erected on a 710 m² plot and benefiting from a living area of around 165 m² spread over 3 levels, it combines modernity, comfort and space to welcome your family.

The living area features a kitchen open onto the dining room and a living room. Several bay windows adorn the west facade, providing light and access to the outdoors. The terrace and garden face south-west, allowing you to take full advantage of the sunshine throughout the day and into the evening. A guest toilet and an office complete the first floor space.

The layout and distribution of rooms on the first floor have been thought out so that everyone can enjoy their own space and comfort. The bedrooms are spacious, and the en suite master bedroom includes

a private shower room with walk-in shower and access to the balcony.

In the basement, the studio with separate entrance includes a small kitchen and shower room. A utility room and storage space provide plenty of room for your belongings.

Outside, a bike room, a storeroom and a carport equipped with an electric car terminal as well as several outdoor parking spaces complete this property.

Just 30 minutes from Fribourg and Yverdon-les-Bains, the peaceful and charming village of Chevroux lies on the shores of Lake Neuchâtel. All the advantages a family could wish for are combined in this property.

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SURFACES

Living area	~ 165 m ²
Surface of parcel	~ 710 m ²
Volume	~ 1019 cbm

CARACTERISTICS

Number of flats	2
Number of floors above ground	2
Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of balcony	1
Number of terraces	1
Year of construction	2014
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	5 included
Construction zone	ZRFD
Basements	1
Parking places	Yes, obligatory

ANNEXES

- 2 covered parking spaces
- 5 outdoor parking spaces
- Bicycle room / outdoor reduced space
- Electric car terminal

DISTANCES

Station	6650 m
Public transports	150 m
Freeway	9100 m
Primary school	2700 m
Stores	2700 m
Post office	2500 m
Bank	2500 m
Hospital	6000 m
Restaurants	480 m

DISTRIBUTION**Ground floor**

- Entrance hall with storage cupboards
- Living room
- Kitchen open to dining room
- Access to covered terrace and garden
- Study
- Guest WC

1st floor

- Distribution hall
- Master bedroom with dressing room, shower room and access to balcony-terrace
- 2 bedrooms
- Bathroom

Basements

- Distribution hall
- Access to studio with kitchenette, shower room and separate entrance
- Utility/laundry room
- Cellar and outside access



CONSTRUCTION

Built in 2014, this property has been meticulously maintained and is in perfect condition.

The tastefully selected colors and materials are sober and modern to blend perfectly with your furniture.

The heating, distributed through the floor, is produced by an air-water heat pump.

The studio has a separate entrance as do the technical room and basement storage.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Beach
- Marina
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school
- Secondary school
- Hiking trails
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Storeroom
- Carport
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Cellar
- Bicycle storage
- Storeroom
- Built-in closet
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Laundry drop
- Bath
- Shower
- Photovoltaic panels
- Optic fiber
- Electric car terminal
- Electric blind
- Alarm

FLOOR

- Tiles

FINANCIAL DATA**Price****CHF 1'190'000.-****Availability**

To be discussed

Judicial form

En nom propre

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- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Clear
- Lake
- Fields
- Jura

STYLE

- Modern



The kitchen



The living room



The office on the ground floor



The terrace



The terrace



The upstairs distribution hall



The master suite



The en suite shower room



The balcony of the master suite



Bedroom 1 upstairs



Bedroom 2 upstairs



The bathroom



The property



The property



The property



The property