

FRIBOURG



Superb 10-room semi-detached house with
investment apartment

CHF 1'890'000.-

Price of parking place(s) in addition



10



9



296.4 m²

n° ref. **043290**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in one of **Freiburg's most sought-after residential areas**, this elegant semi-detached house, built in 1986, offers over **290 m² of living space**, as well as an efficiency apartment with its own independent entrance.

The **ground floor**, clad in magnificent marble flooring, offers a vast dining room and a bright living room opening onto a **splendid and very large paved terrace, sheltered from view**, ideal for entertaining or enjoying moments of relaxation in complete privacy. Large bay windows and generous volumes give the property exceptional luminosity.

The night area includes a generous **parental suite** with dressing room and en-suite bathroom, as well as **three additional bedrooms** and **two bathrooms**, guaranteeing optimum comfort for the whole family.

This rare property also benefits from **three garages** and **three outdoor parking spaces** in addition, an appreciable advantage in this sought-after area.

An exceptional object combining space, elegance, functionality and yield in a privileged setting, **perfectly preserved from view**.

SURFACES

Living area	296.4 m ²
Surface of parcel	456 m ²
Terrace surface	220 m ²
Underground surface	91.3 m ²
Non built surface [sqm]	316 m ²
Useful surface	387.8 m ²
Total surface	296.4 m ²
Volume	1515 cbm

CARACTERISTICS

Number of rooms	10
Number of bedrooms	9
Number of bathrooms	4
Number of toilets	1
Number of balcony	1
Gross living area	296.4 m ²
Year of construction	1986
Year of restoration	1995
Heating system	Gas
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	3
Number of boxes	CHF 45'000.- not included
Total nb. of parkings	3
Construction zone	CHF 105'000.- not included
Communal tax	6 not included
Parking places	ZRFD

DISTANCES

Station	739 m
Public transports	197 m
Freeway	1039 m
Primary school	674 m
Secondary school	1563 m
Stores	437 m
Post office	447 m
Bank	435 m
Hospital	333 m

Restaurants

325 m

DISTRIBUTION

Lower ground floor

2.5-room apartment
Wellness area
Large space available
Technical room
Cellar

Garden floor

Entrance hall with cloakroom
Visitors' WC
Living room
Dining room
Kitchen
Back kitchen-laundry

1st floor

Master suite with dressing room and bathroom
Hall
2 bathrooms
3 bedrooms

2nd floor

Bedroom - games room - office



CONSTRUCTION

This property benefits from a **gas heating** system distributed efficiently by a set of **radiators**, ensuring optimal thermal comfort in all seasons.

The basement offers a real **wellness area** fully furnished, including a **jacuzzi**, a **large shower**, as well as a **WC**, ideal for relaxing and enjoying high-end comfort at home.

NEIGHBOURHOOD

- City centre
- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary school
- Secondary II school
- College / University
- Sports centre
- Hiking trails
- Bike trail
- Soccer pitch
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Fence
- Gardenhouse
- Garage
- Visitor parking space(s)
- Built on even grounds
- Middle house
- Ground level access

INSIDE CONVENIENCES

- Guests lavatory
- Dressing
- Pantry
- Veranda
- Cellar
- Sauna
- Jacuzzi
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- Penthouse
- With character

FINANCIAL DATA

Price	CHF 1'890'000.-
Price park.ext ③	CHF 45'000.-
Box price ③	CHF 105'000.-
Total price	CHF 2'040'000.-
Availability	To be discussed

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EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor
- Marble

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear



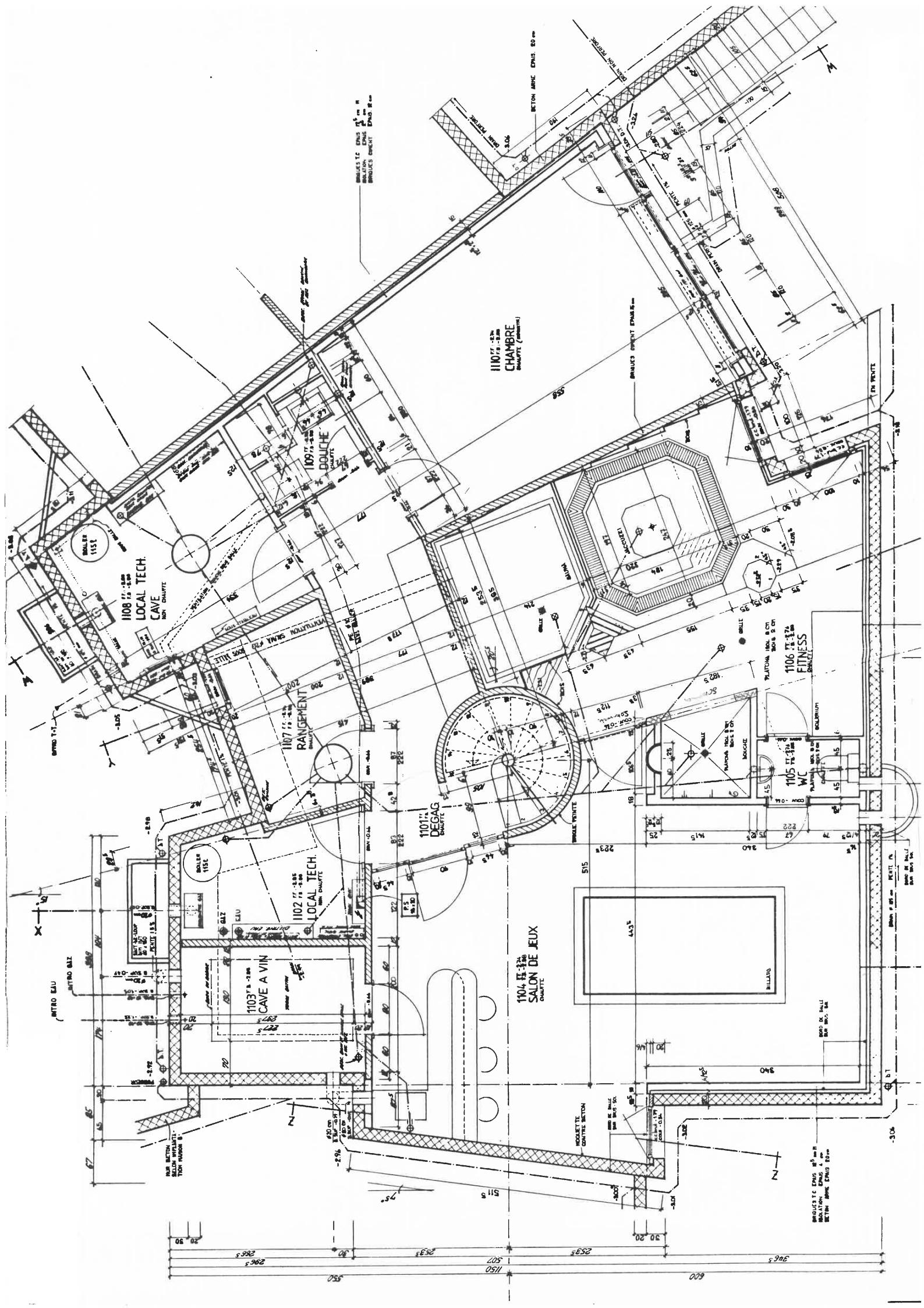


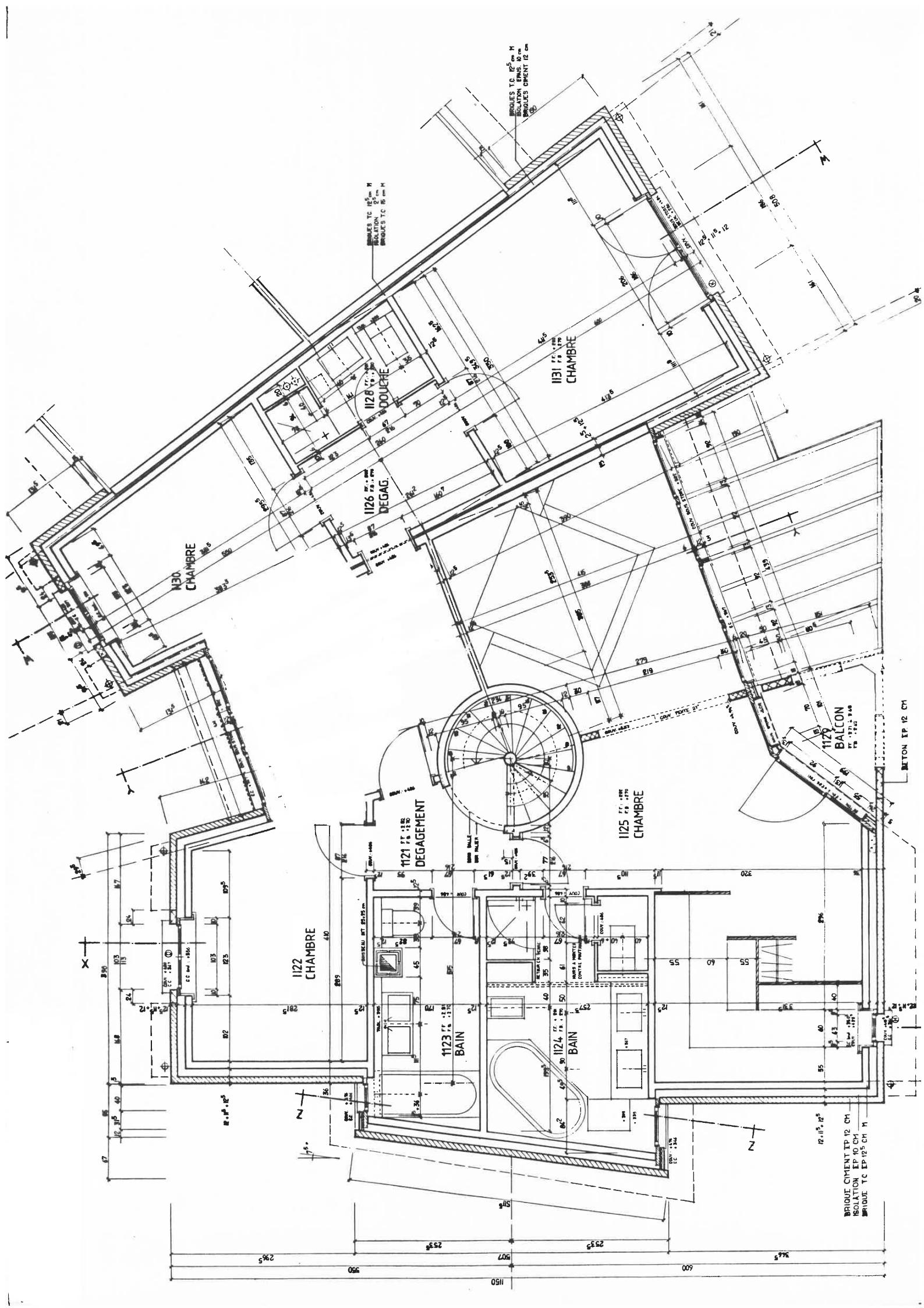


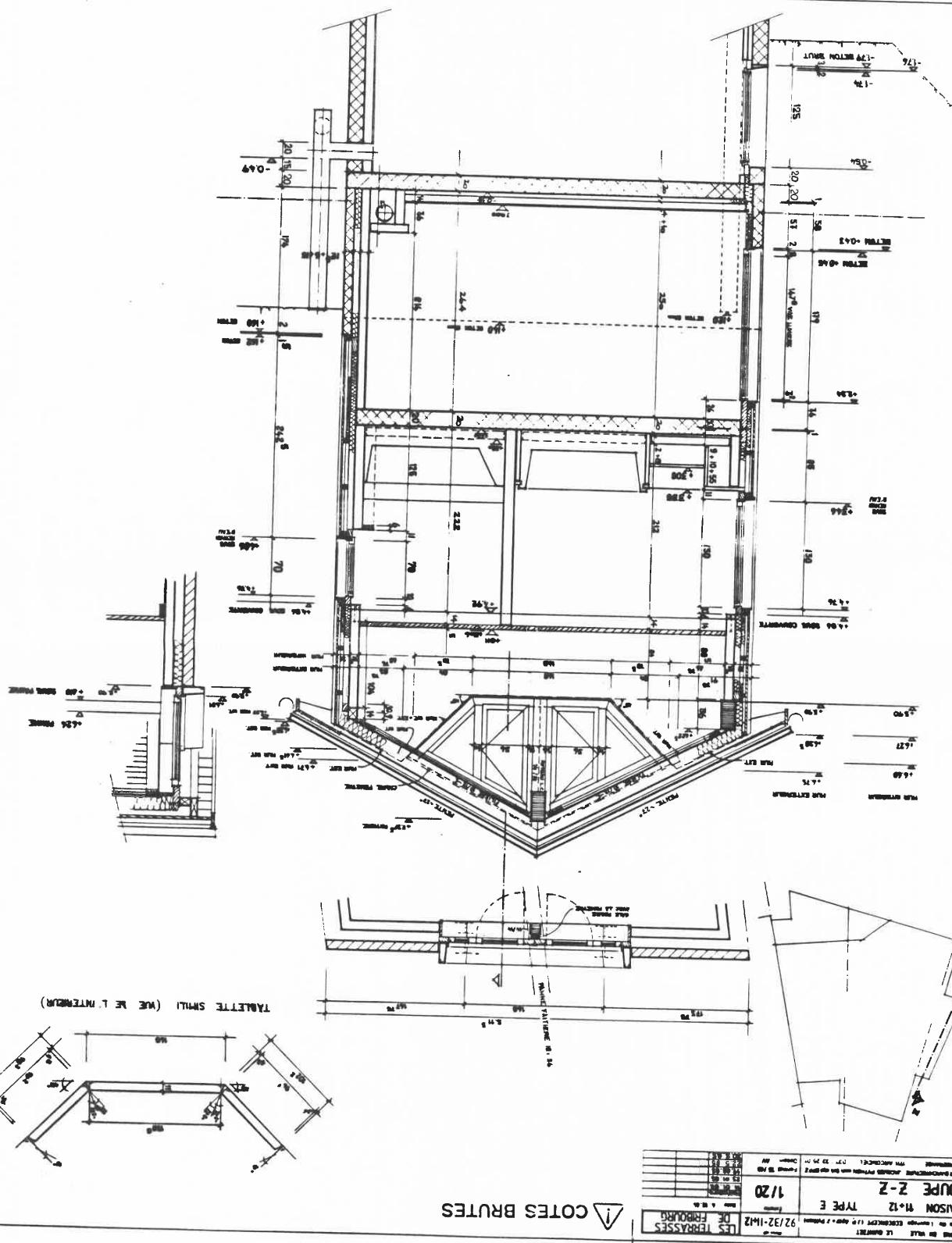


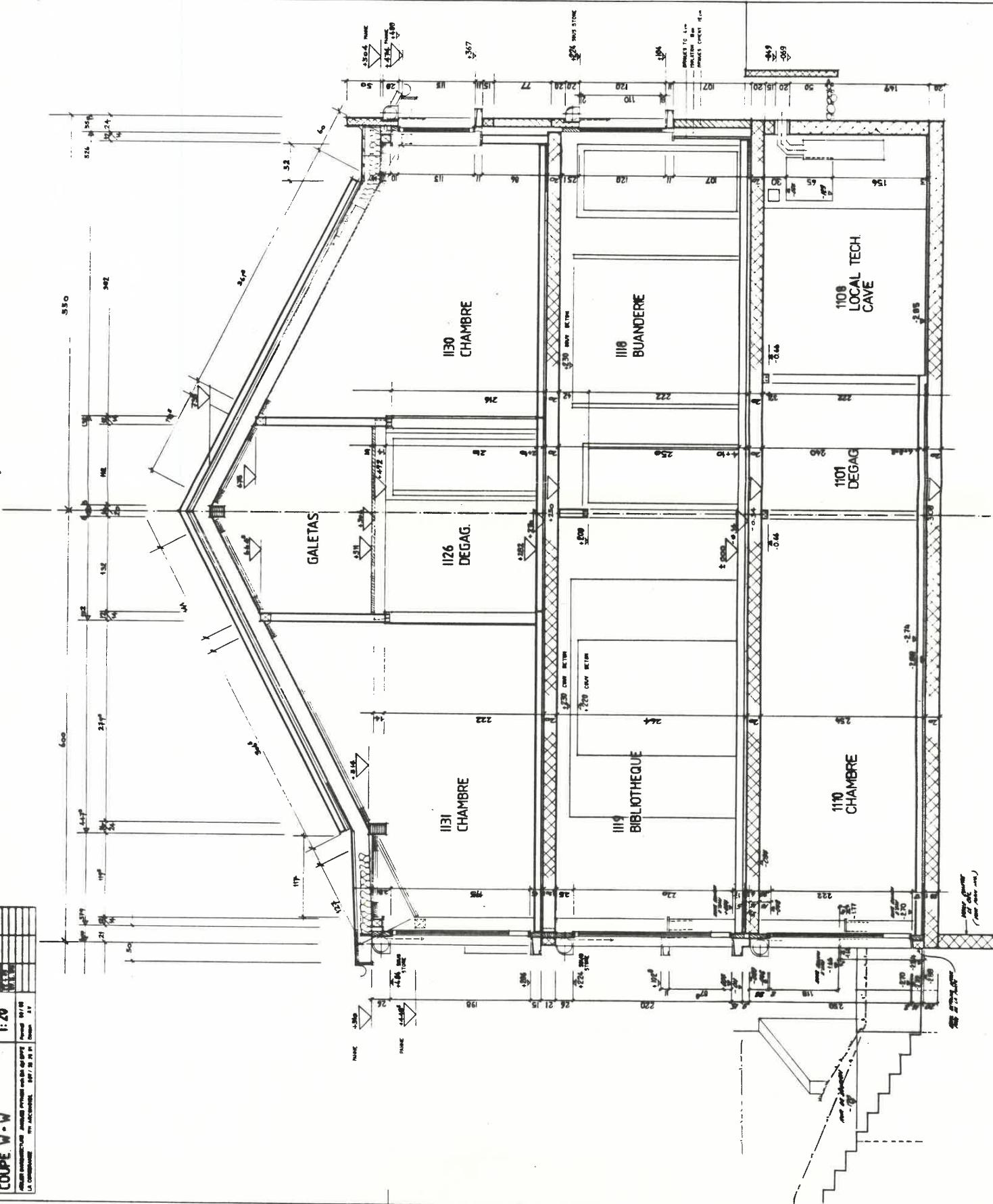












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