

# CRESSIER FR



## CRESSIER Résidence Erbina

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**CHF 1'060'000.-**

Price of parking place(s) in addition



5.5



~157.3 m<sup>2</sup>

n° ref. **032888-B**



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## SITUATION AND DESCRIPTION

The new promotion "Résidence Erbina" enjoys an ideal location in the town of Cressier (FR), close to amenities, while remaining in the heart of nature.

The project offers 2 apartments of 3.5 rooms as well as 4 adjoining houses of 5.5 rooms. The living areas vary between 89 m<sup>2</sup> to 157 m<sup>2</sup>. Each property has a generous terrace or balcony.

The project is synonymous with perfect harmony between nature and modernity. Everything has been imagined with taste, designed with quality materials and produced in order to benefit from an exceptional living environment.

Underground parking spaces are available in addition to the sale price.

## **SURFACES**

Living area	~ 157.3 m <sup>2</sup>
Surface of parcel	~ 52.9 m <sup>2</sup>
Balcony Surface	~ 41.5 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Year of construction	2023
Second home	Non authorized
	2
Inside parking place/s	CHF 60'000.- not included

## **DISTANCES**

Public transports	690 m
Primary school	395 m
Stores	254 m
Restaurants	668 m

## **DISTRIBUTION**

### **Lower ground floor**

Entrance of 8m2  
Access from outside  
bedroom  
Technical area  
Upstairs access

### **Upper ground floor**

Living room with access to the balcony  
Kitchen open to the dining room  
Commissary  
Visitor WC

### **1st floor**

3 spacious bedrooms, including a master suite  
Bathroom



## LOCATION

In Cressier, tranquility and easy living rhyme easily with village life. Indeed, you can easily have the amenities offered by the center of the town, by going there on foot or by public transport (bus, train station).

Lake Murten can be reached in a few minutes by car.

Located between the two highways "Morat-Courtepin-Fribourg" and "Morat-Düdingen" as well as a few minutes from the "Lausanne-Fribourg-Berne" (A12) and "Yverdon-Morat-Berne" (A1) motorways, the road network thus allows quick access to cities.

## MUNICIPALITY

The town of Cressier is located in the canton of Fribourg, in the Lac district, on the language border. Thanks to its excellent geographical location, Cressier offers its inhabitants a superb view of the Friborg Pre-Alps and the Jura, resulting in a feeling of calm and

well-being.

**Number of inhabitants :** Approximately 1,000 inhabitants

**Altitude :** 570 m (average)

**Infrastructures:** Cressier benefits from various shops and infrastructures, such as: gas station shop with postal service, dairy-cheese dairy, insurance, post office, restaurants and hotel, hairdresser, multipurpose room, various sports facilities (shooting, football), playgrounds.

**Education:** Kindergarten, kindergarten and primary school.

**Cultural life:** Cressier has about 10 cultural and sports societies.

## CONSTRUCTION

Perfectly homogenized and carried out in full awareness of the environment, this project is part of the continuity of the district. The choice of building materials fell on demanding and durable quality options.

Concerned about its energy consumption thanks to the use of heat pumps (PAC) by geothermal probes, triple insulating glazing, or photovoltaic solar panels, this project fully meets expectations in terms of sustainable consumption and environmental impact. Indeed, it is classified in category A according to the cantonal energy certificate for buildings (CECB).

The finishes are at the discretion of the buyers. The description of construction and the budget of the finishes can be provided on request.

The delivery of the batches is scheduled for the end of 2024.

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Covered parking space(s)

## INSIDE CONVENIENCES

- Underground car park
- Open kitchen
- Separated lavatory
- Guests lavatory
- Unfurnished
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen

## FLOOR

- At your discretion
- Tiles
- Parquet floor

## CONDITION

- New

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear

## STYLE

- Classic
- Modern

## FINANCIAL DATA

### Price

CHF 1'060'000.-

### Price park. int. ②

CHF 60'000.-

### Total price

**CHF 1'120'000.-**

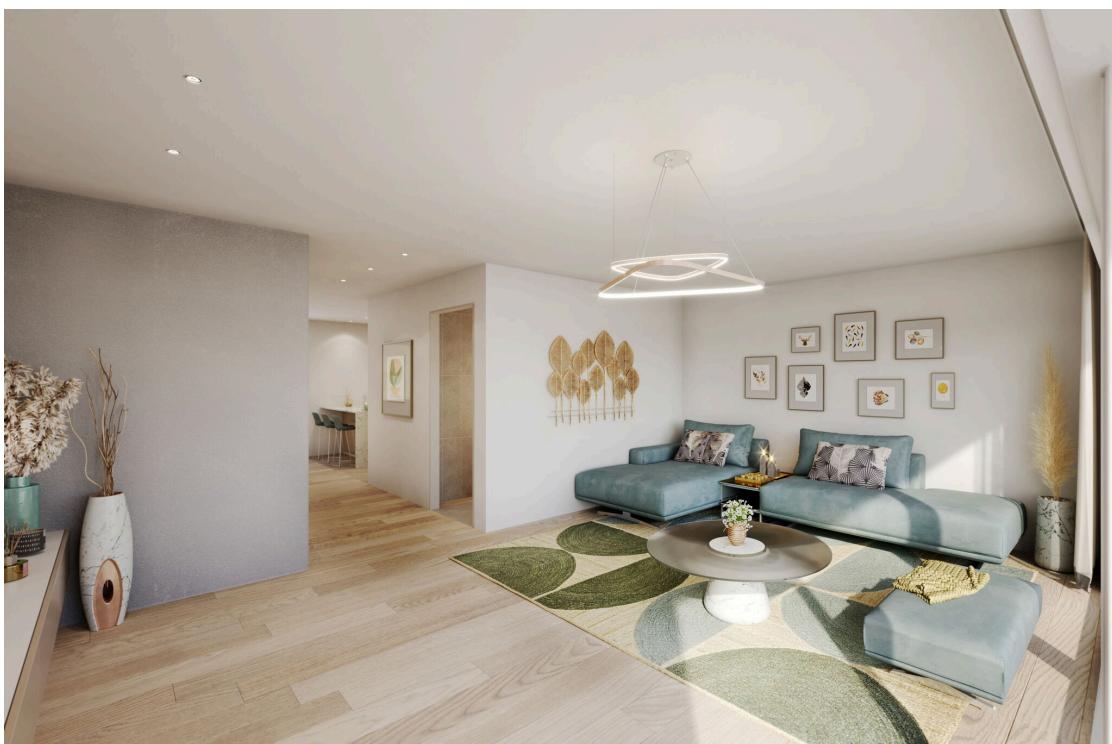
### Availability

To be discussed

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