

MISERY



Magnificent semi-detached villa with pool and
self-contained accommoda

CHF 995'000.-



5.5



3



145 m²

n° ref. **045119**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

Frederik Ellegaard
+41 78 758 40 25
frederik.ellegaard@swsir.ch



SITUATION AND DESCRIPTION

Located in Misery, a charming commune just ten minutes from the center of Fribourg and five minutes from the A1 and A12 freeways, this elegant semi-detached villa captivates with its peaceful setting and excellent state of repair. Built on two levels and finished to a high standard, it offers rare living comfort and a wealth of design options.

The upper level comprises a bright 3.5-room apartment, while the lower ground floor houses a pleasant, independent 2.5-room apartment. This space can easily be used to accommodate relatives, host a guest or generate rental income. It is also possible to combine the two levels to create a spacious family home.

Externally, the property reveals superb assets: a large south-west-facing terrace offers unobstructed views of the Pre-Alps and the Jura, and an outdoor swimming pool covered by a veranda means you can enjoy it even between seasons.

A workshop/garage fully equipped with all the equipment needed for car maintenance and repair, including a lift, completes this exceptional property. Three outdoor parking spaces complete the ensemble, making this property an ideal place to live or invest.

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SURFACES

| | |
|-------------------|--------------------|
| Living area | 145 m ² |
| Surface of parcel | 683 m ² |
| Terrace surface | 16 m ² |
| Volume | 850 cbm |

CHARACTERISTICS

| | |
|----------------------|--------------------|
| Number of rooms | 5.5 |
| Number of bedrooms | 3 |
| Number of bathrooms | 3 |
| Number of toilets | 1 |
| Gross living area | 145 m ² |
| Year of construction | 2003 |
| Year of restoration | 2023 |
| Heating system | Heat pump |
| Heating installation | Floor |
| Second home | Non authorized |
| Construction zone | Zone village (ZV) |

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PROXIMITY

- Village
- Residential area
- Bus stop
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Fence
- Shed
- Garage
- Swimming pool
- Built on even grounds
- Ground level access

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Fireplace
- Bright/sunny
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Dishwasher
- Washing machine
- Dryer
- Bath

- Shower

FLOOR

- Tiles

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Fields

STYLE

- Classic

FINANCIAL DATA

Price

CHF 995'000.-

Availability

To be discussed

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