

# MISERY



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

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**CHF 995'000.-**



5.5



3



145 m<sup>2</sup>

n° ref. **045119**



**Switzerland | Sotheby's International Realty**  
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## 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.

## SURFACES

Living area	145 m <sup>2</sup>
Surface of parcel	683 m <sup>2</sup>
Terrace surface	16 m <sup>2</sup>
Volume	850 cbm

## CARACTERISTICS

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

## 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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