

LE PÂQUIER-MONTBARRY

OFF-MARKET

Contemporary Villa with Exclusive Panoramic
View of the Pre-Alps

CHF 1'195'000.-

Parking place(s) included



4



2



~115 m²

n° ref. **045327**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Marie Charrière
+41 79 674 00 45
marie.charriere@swsir.ch

Switzerland

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SITUATION AND DESCRIPTION

Nestled in the heart of Le Pâquier, in one of the most sought-after settings of the Gruyère region, this contemporary villa built in 2017 offers an exceptional living environment facing La Berra, the Vanils, and the Jogne Valley, a true alpine panorama accompanying everyday life.

Surrounded by greenery and oriented southeast for optimal sunlight, the property immediately captivates with its peaceful atmosphere and unobstructed views, which even include the Château de Gruyères. The exterior opens onto a panoramic terrace of around 110 m², a true extension of the living room, ideal for admiring the mountains, entertaining guests, or simply enjoying the tranquility.

Inside, the villa offers impressive volumes thanks to its open cathedral-style living area, bathed in natural light through its glazed façade. The atmosphere is warm

and welcoming, enhanced by a modern wood-burning stove, a natural stone wall highlighted by LED lighting, and a mezzanine overlooking the living spaces.

The high-end open kitchen, equipped with a brushed stainless steel countertop and two ovens, including a steamer, fits perfectly with the villa's contemporary aesthetic and meets the expectations of cooking enthusiasts.

The night area includes two bedrooms with their own private bathrooms, ensuring privacy and comfort. A third bedroom can be arranged on the mezzanine, offering real flexibility depending on your needs (office, additional room, creative space).

Designed for optimal comfort and reduced energy consumption, the villa benefits from excellent energy performance (CECB). The estimated annual cost of

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electricity and water remains remarkably low, further enhancing its appeal.

The property is 100% private and includes two parking spaces under easement, one covered and one outdoor, with very low shared costs. Fiber-optic internet is currently being connected.

A rare opportunity, ideal for lovers of nature, modern design, and energy efficiency, in one of the most pleasant and advantageous municipalities in the region.

SURFACES

Living area	~ 115 m ²
Surface of parcel	~ 198 m ²
Garden surface	~ 68 m ²
Terrace surface	~ 110 m ²
Volume	~ 791 cbm

CARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	1
Number of terraces	1
Year of construction	2017
Year of restoration	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
	2
Outside parking place/s	CHF 40'000.- included
Construction zone	Zone résidentielle à faible densité
Energy efficiency	A
Building envelope	C

ANNEXES

- 1 covered outdoor parking space
- 1 uncovered outdoor parking space with electric charging station

DISTANCES

Station	456 m
Public transports	197 m
Freeway	1000 m
Primary school	151 m
Secondary school	3659 m
Stores	1830 m
Post office	1757 m
Bank	2072 m
Hospital	4000 m

Restaurants	474 m
Park / Green space	1676 m

DISTRIBUTION**Ground floor**

- Entrance hall with built-in wardrobes
- Guest WC
- Bedroom
- Bathroom
- Fitted kitchen
- Living room sublimated by Swedish stove
- Heizungs/Waschküche
- Terrace
- Garden

1st floor

- Bedroom
- Bathroom
- Mezzanine suitable for an office or a multipurpose space
- Lager



CONSTRUCTION

The contemporary villa, built in 2017, is in perfect condition and rests on a concrete structure with terracotta bricks and 20 cm of external insulation. Its glazed façades and large sliding windows, fitted with high-performance double glazing, provide brightness and thermal comfort. Underfloor heating is supplied by a geothermal heat pump, complemented by a 7.6 kW photovoltaic system, ensuring excellent energy efficiency as certified by the CECB. Designed with durable materials, the villa offers a solid, high-performance, and low-maintenance construction, guaranteeing comfort and longevity.

OUTSIDE CONVENIENCES

- Garden with a shed and a greenhouse

PROXIMITY

- City centre
- Village
- Villa area
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Preschool
- Primary school
- Secondary school
- Ski piste
- Ski resort
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Concert hall
- Doctor

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Separated lavatory
- Pantry
- Storeroom
- Built-in closet
- Mosquito screen
- Swedish stove
- Double glazing
- Bright/sunny
- Natural light
- Mezzanine

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Photovoltaic panels
- Optic fiber
- Electric car terminal
- Electric blind

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

FINANCIAL DATA**Price**

CHF 1'195'000.-

Availability

To be discussed

Judicial form

En nom propre

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ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Valley view
- Mountains
- Alps

STYLE

- Modern















