


LE CHANT DES  
  
CIGALES  
FRIBOURG



Switzerland

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# The Commune

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The charming capital of the canton of the same name, Fribourg is idyllically situated - on the banks of the Sarine - between French-speaking and German-speaking Switzerland, as if to thumb its nose at a Röstigraben that in no way affects its bilingualism. An important economic and educational center, Fribourg cultivates an interesting duality between the modernism and dynamism of its city center and the imposing medieval heritage of its charming old town.

A renowned university town, Fribourg also boasts a wide choice of educational establishments: from pre-school to secondary school, not forgetting its Hautes Écoles Spécialisées Fribourgeoises and its vocational school. Along the water, between modernism and tradition, architectural gems and typical sculpted fountains, Fribourg offers a unique art of living that flows from the ancient medieval walls to the lively avenues of the city center.



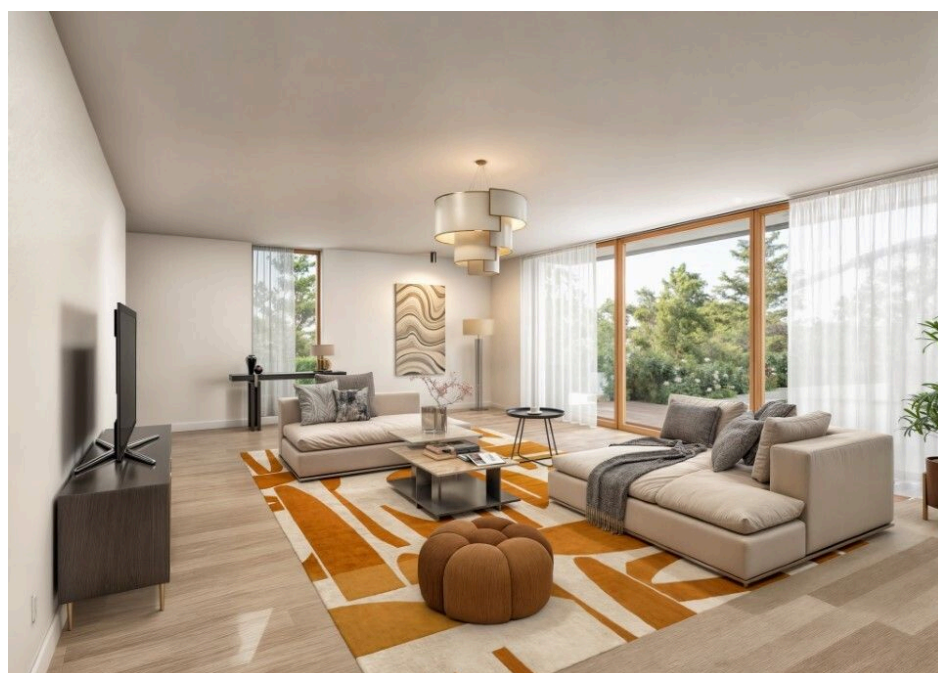
**Bus stop just around the corner**



**Nearby city center**



**School in the heart of the neighborhood**



# The Project

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The "Le Chant des Cigales" project is located in a privileged residential area with a green panorama, just a few minutes from downtown Fribourg. It comprises three adjoining villas, each offering up to 5.5 rooms.

Spread over three levels, including a basement, the villas offer between 148 and 171 m<sup>2</sup> of living space.

Spacious living areas offer plenty of natural light thanks to large windows. A first terrace leads from the dining area and kitchen, a second from the living room, and a private garden, offering lush greenery, privacy and privacy from view.

Each villa offers 4 bedrooms.

The basement includes a utility room, a cellar and a shared bike room. 1 indoor parking space is available for each villa, at a price of CHF 30,000 in addition to the sale price.



Located in a residential area



Private garden



Close to all amenities



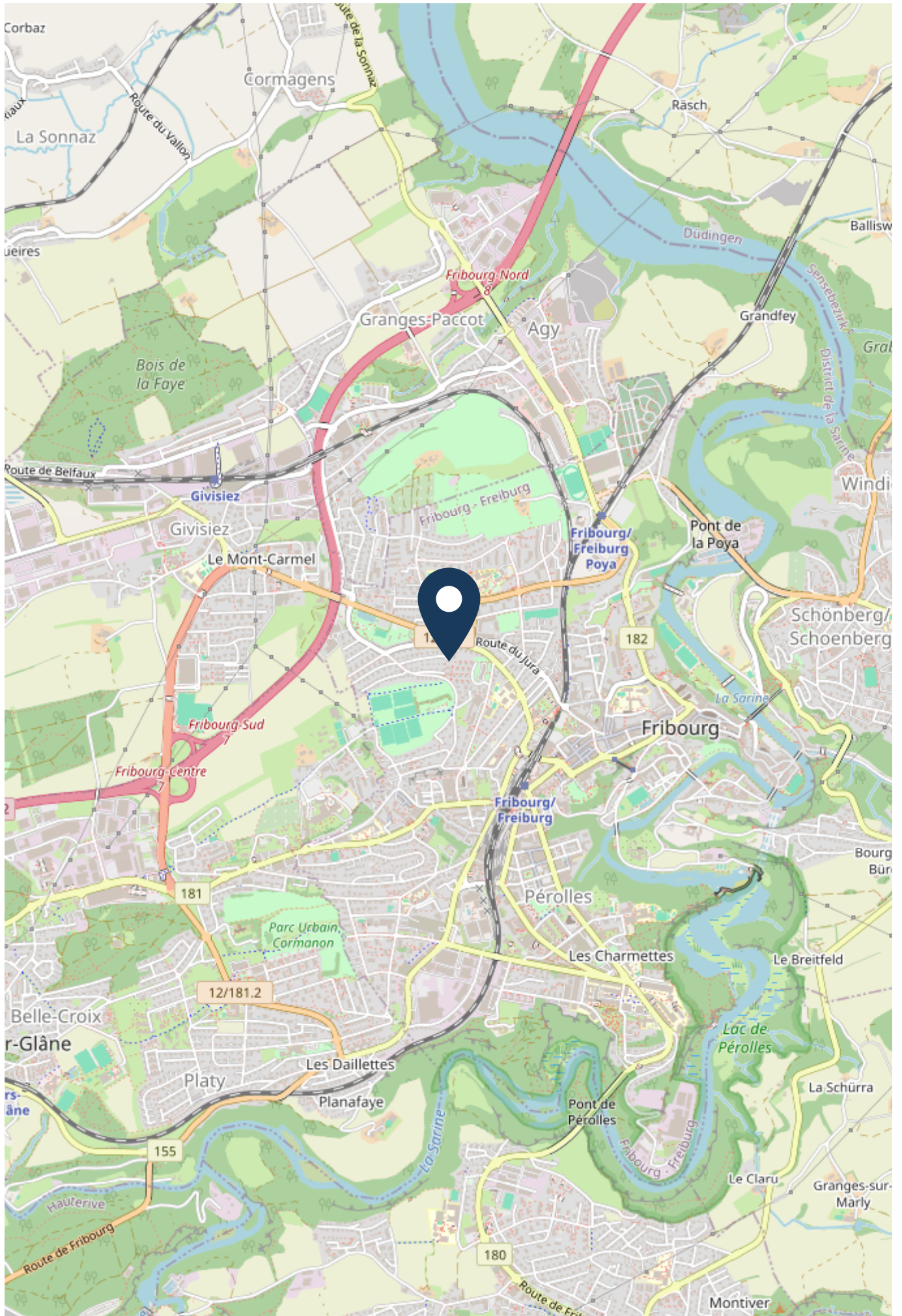
# Situation

In the heart of the popular Jura district, just a few steps from the town center and the main bus and train stations, these villas are ideally located, offering quick access to all essential amenities.

The neighborhood boasts its own elementary school, while the nearest bus stop is just a 3-minute walk away.

Shops, including the St-Thérèse center with its large orange chain and the local bakery, can be reached in less than 5 minutes on foot. And the freeway can easily be reached in less than 5 minutes by car.

				
<b>Airport</b>	0 m	-	-	-
<b>Bank</b>	1.7 km	14 min	6 min	4 min
<b>Gondola lift / ski lift</b>	0 m	-	-	-
<b>Highway</b>	0 m	-	-	-
<b>Nursery school</b>	0 m	-	-	-
<b>Post</b>	680 m	14 min	10 min	5 min
<b>Primary school</b>	1.5 km	13 min	11 min	4 min
<b>Public transport</b>	105 m	3 min	3 min	2 min
<b>Restaurants</b>	155 m	4 min	4 min	2 min
<b>Secondary school</b>	373 m	11 min	11 min	3 min
<b>Shops</b>	547 m	5 min	5 min	2 min
<b>Station</b>	708 m	15 min	11 min	5 min



# Construction

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The architecture of the villas is modern and contemporary. Features such as triple glazing and electric blinds enhance daily comfort.

Underfloor heating is supplied by an individual heat pump for each villa. In addition, photovoltaic solar panels generate electricity for the villas.

Budget allocations and technical specifications are available on request. Future owners will be able to choose the finishes to suit their tastes and budgets.



**Choice of finishes at purchaser's discretion**



**Individual heat pump per villa**



**Photovoltaic solar panels**



# Galerie

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# Galerie

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# Technical data

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## Proximity

- Soccer field
- Ice skating rink
- Public pool
- Tennis Center
- Concert Hall
- Hospital
- Close to doctor
- Close to park
- Green
- Post
- Bus stop
- Highway
- School Nursery
- School secondary
- Bike track
- Cinema
- Shops
- Bank
- Restaurant
- Train station
- Children friendly
- Creche
- School Primary
- University
- Sport Center
- Museum
- Near a residential area

## Exterior

- Terrace
- Garden
- Greenery
- Middle House
- Private garden

## Interior

- Garage
- Local
- Open Kitchen
- Triple Glazing
- Bath
- Guest Lavatory
- Cellar
- Storage Room
- Bright
- Smart thermostat

## **Equipment**

- Shower
- Kitchen
- Ceramic Glass
- Oven
- Freezer
- Washing Machine
- Optic Fiber
- Electric Blind
- Interphone
- Fridge
- Dishwasher
- Dry Machine
- Photovoltaic system
- Controlled ventilation

## **Ground**

- Choose

## **State**

- New

## **Sunshine**

- Optimal
- All Day

## **Sight**

- Champ

## **Style**

- Modern

# Contact

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**Carole Clément**  
**+41 79 781 41 36**  
**Carole.Clement@swsir.ch**

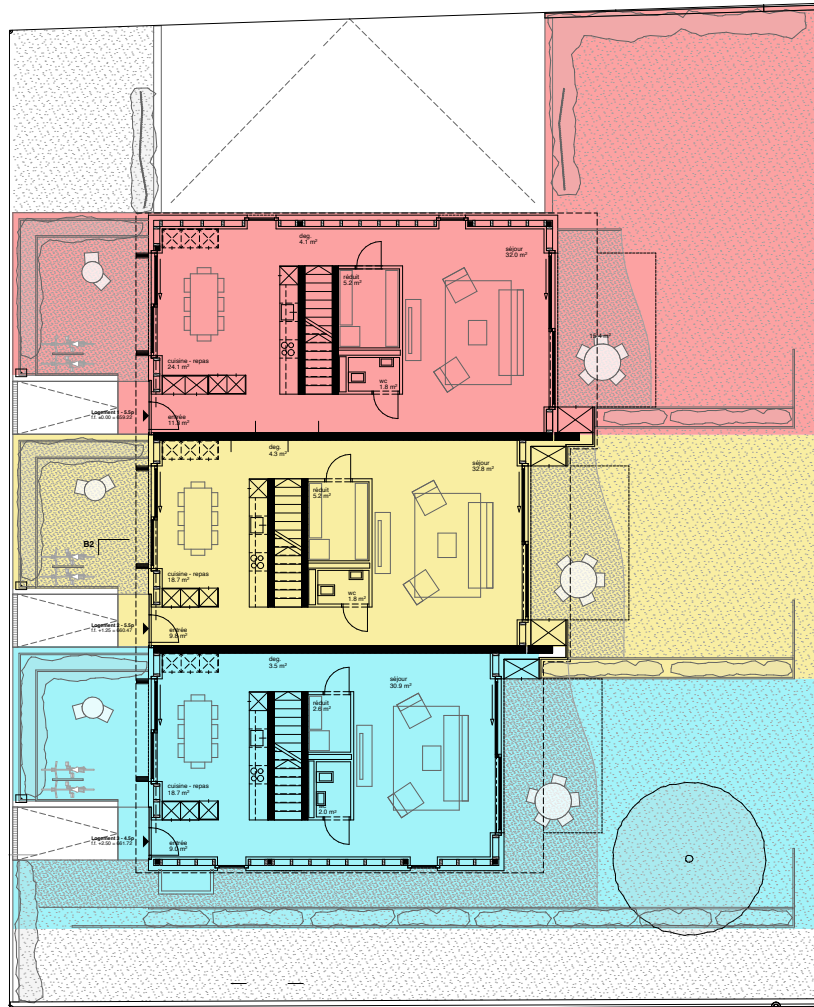
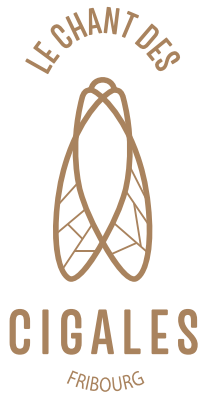
**Switzerland Sotheby's International Realty (agence  
de Fribourg)**

Boulevard de Pérolles 16  
1700 Fribourg

Tél.+41 26 347 17 77

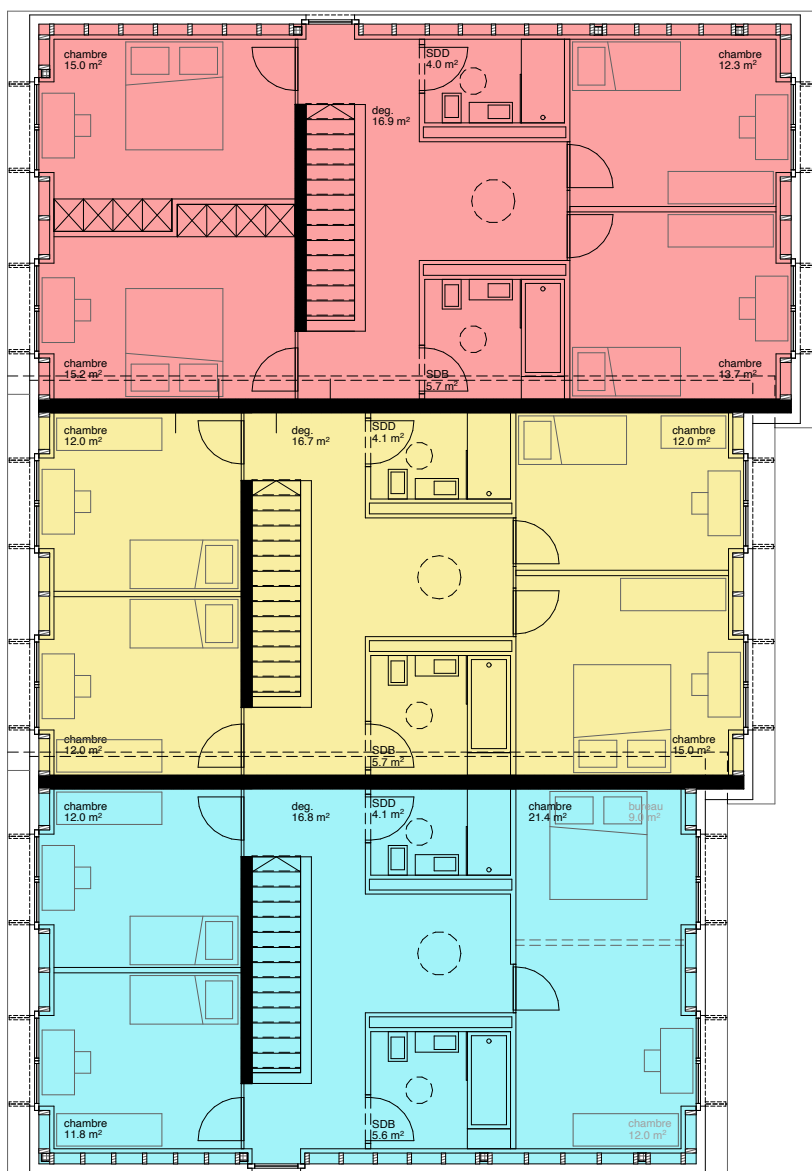
[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

[www.chant-cigales.ch](http://www.chant-cigales.ch)



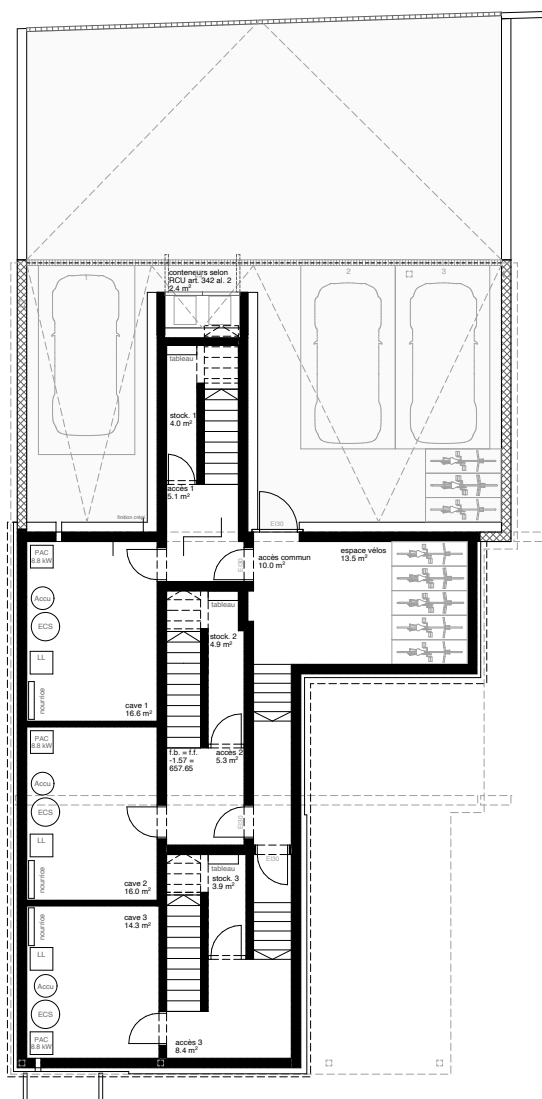
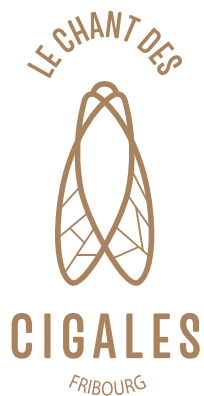
Lot	Typologie	Orientation	Surface habitable	Surface utile	Terrasse	Jardin	Cave	Surface pondérée
1	5.5	O - E	171.7 m <sup>2</sup>	198.6 m <sup>2</sup>	36 m <sup>2</sup>	99.7 m <sup>2</sup>	16.6 m <sup>2</sup>	193.7 m <sup>2</sup>
2	5.5	O - E	160.2 m <sup>2</sup>	188.3 m <sup>2</sup>	35.5 m <sup>2</sup>	76.9 m <sup>2</sup>	16 m <sup>2</sup>	179.7 m <sup>2</sup>
3	5.5	O - E	148 m <sup>2</sup>	178.3 m <sup>2</sup>	35.3 m <sup>2</sup>	181.6 m <sup>2</sup>	14.3 m <sup>2</sup>	177.9 m <sup>2</sup>

\* Les surfaces de vente sont calculées selon la méthode USPI, soit :  
 - les m<sup>2</sup> bruts sont calculés à l'extérieur des murs  
 - les terrasses pour 1/3, les loggias pour 1/2 et les jardins pour 1/10



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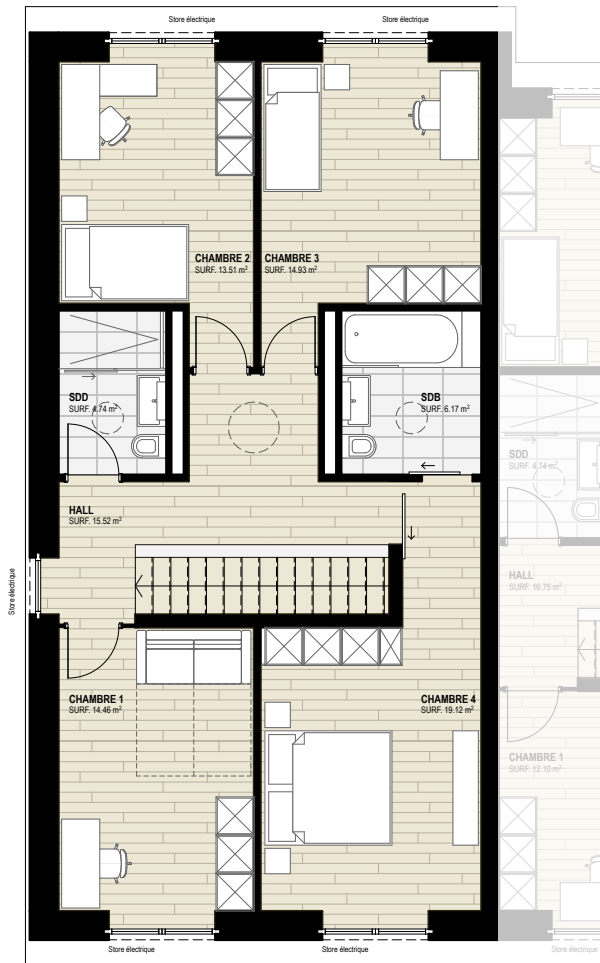
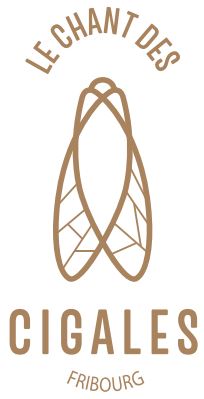
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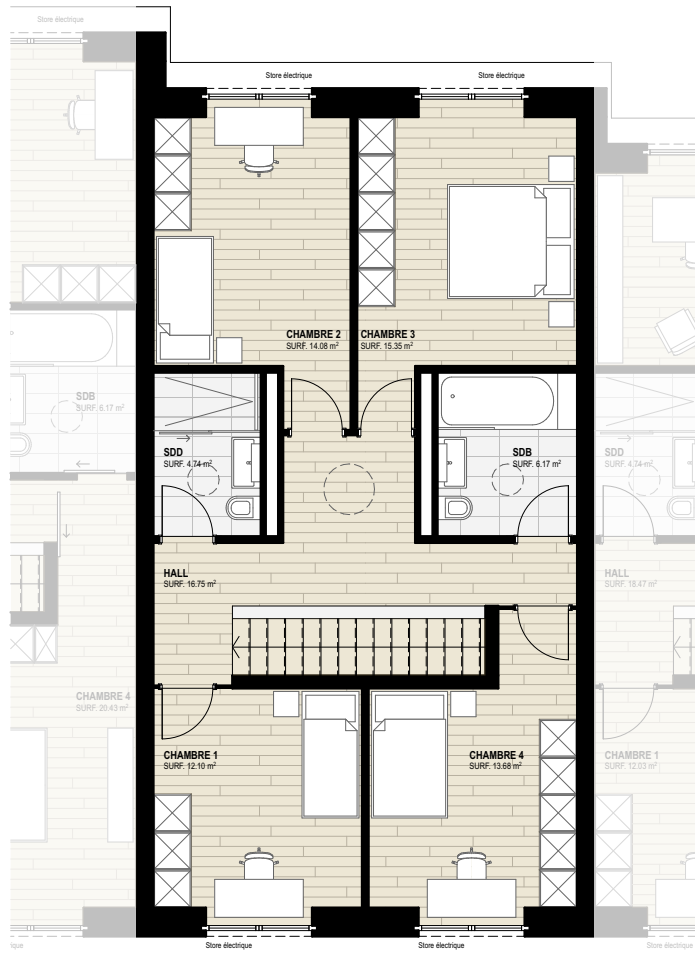
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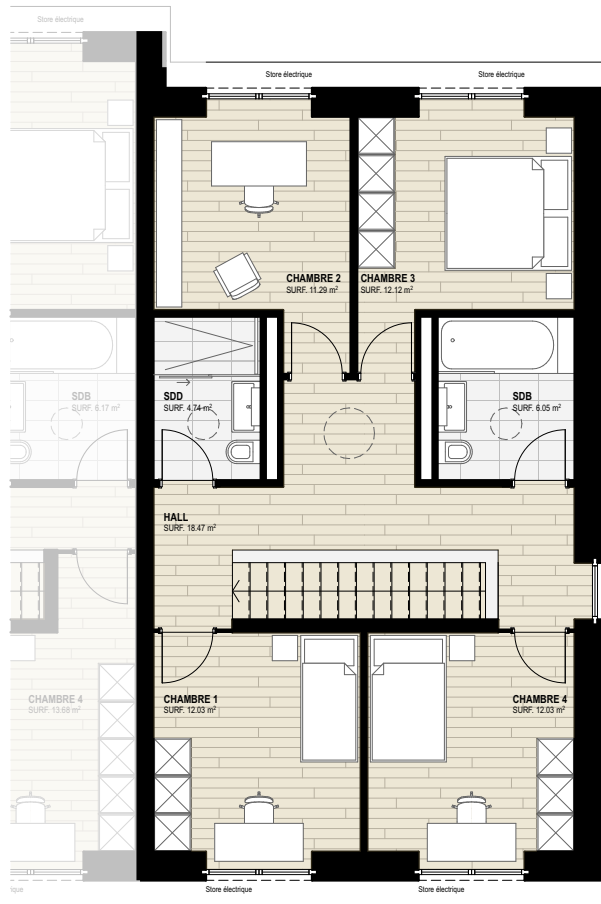


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Variant A



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Variant B

