

EPEDES
PRAZ



BOIS-D'AMONT
MELLEY



Switzerland

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The Commune

Ependes is a charming Fribourg commune in the Sarine district, home to almost 1,000 inhabitants. This picturesque village harmoniously combines rural tranquility, unspoilt nature and quality of life.

The commune offers a number of local services, including an elementary school, dynamic local associations and meeting places for residents. Secondary school pupils continue their education at the cycle d'orientation in Marly or in Fribourg, which are easily accessible thanks to good transport links.

Ependes captivates with its friendly atmosphere, lush green landscapes and commitment to the well-being of its residents, making it an ideal place for families and nature lovers alike.



Bus stop nearby



School in the heart of the village



Grocery store within walking distance



The Project

Located in the charming commune of Ependes, near Fribourg, the "Praz Melley" project comprises 2 buildings with a total of 18 apartments. Typologies range from 2.5 to 5.5 rooms, with floor areas ranging from 64 to 136 m², offering generous, well-appointed living spaces.

Nestled in a verdant setting, this project combines modernity and tranquility, ideal for those seeking a peaceful living environment while remaining close to urban amenities.

Covered parking spaces are available for CHF 30,000 each, in addition to the sale price of each apartment.



Quiet, green surroundings



Modern and contemporary architecture



Private gardens



Situation

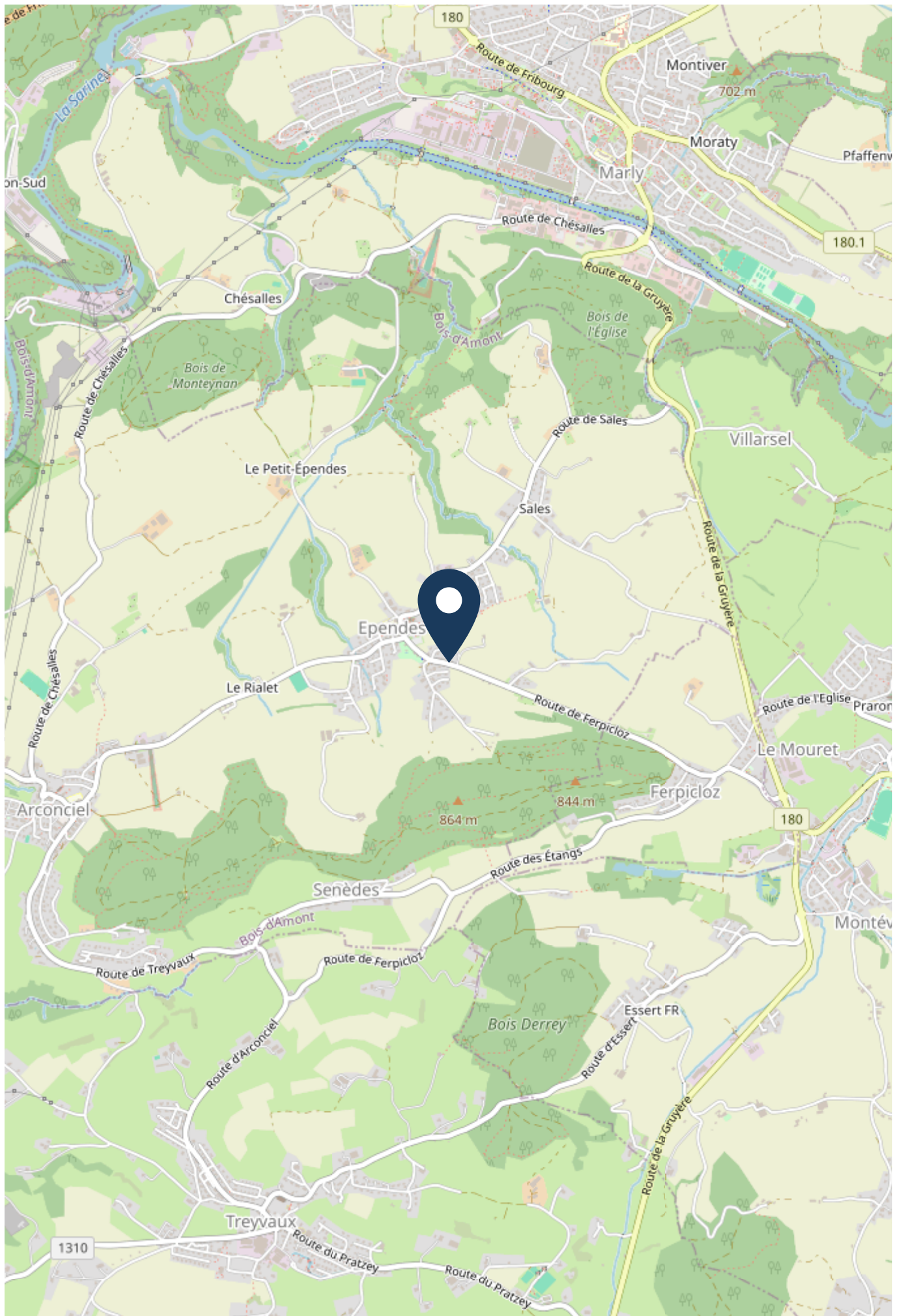
Located just 6 kilometers from Fribourg, the commune of Ependes offers a pleasant, peaceful living environment in the heart of the canton of Fribourg. Nestled between verdant countryside and urban proximity, it is surrounded by the communes of Marly, Le Mouret and Ferpicloz, contributing to a natural, preserved and friendly environment.

- Fribourg in 10 minutes,
- Berne in 35 minutes,
- Lausanne in less than an hour.

Ependes captivates with its village charm, family atmosphere and quality infrastructure, offering its residents an optimal quality of life while remaining close to urban amenities.

Thanks to its strategic location, Ependes enjoys excellent accessibility. An efficient public transport network, with regular bus routes, links the commune to neighboring centers, making it easy for residents to get around on a daily basis. What's more, the main roads are within easy reach, providing easy access to the region's major cities:

				
Airport	0 m	-	-	-
Bank	320 m	4 min	4 min	1 min
Gondola lift / ski lift	0 m	-	-	-
Highway	0 m	-	-	-
Hospital	5.3 km	68 min	37 min	8 min
Nursery school	339 m	5 min	5 min	1 min
Post	306 m	4 min	4 min	1 min
Primary school	368 m	5 min	5 min	1 min
Public transport	295 m	4 min	4 min	1 min
Restaurants	272 m	3 min	3 min	-
Secondary school	0 m	-	-	-
Shops	107 m	2 min	2 min	-
Station	0 m	-	-	-



Construction

The project is distinguished by its contemporary architecture. Each buyer can personalize the interior to suit his or her tastes, thanks to a choice of options and budgets detailed in the technical specifications.

Designed to meet environmental requirements, the project is equipped with photovoltaic panels, a ground/water heat pump, underfloor heating and a geocooling system. Quality features also include wall cupboards, slatted and fabric blinds and meticulous finishing.

Delivery of the apartments is scheduled for autumn 2026.



**Choice of finishes to suit
buyer's taste**



Photovoltaic solar panels



**Ground-to-water heat
pump and cooling system**



Galerie



Galerie



Galerie



Galerie



Technical data

Equipment

- Connections Washing Column
- Shower
- Kitchen
- Ceramic Glass
- Oven
- Freezer
- Washing Machine
- Electric Blind
- Videophone
- Fridge
- Dishwasher
- Dry Machine
- Photovoltaic system

Proximity

- Village
- Green
- Moutains
- Post
- Bus stop
- School Nursery
- Shops
- Bank
- Restaurant
- Children friendly
- Creche
- School Primary
- Sport Center
- Hiking Trail

Exterior

- Balcony
- Terrace
- Garden
- Greenery
- Electric garage door
- Visitor parking spaces

Interior

- Open Kitchen
- Lift
- Underground Car Park
- Bath
- Cellar
- Storage Room
- Builtin Closet
- Bright
- Smart thermostat

Ground

- Choose
- Parquet Floor
- Tiles

State

- New

Sunshine

- Optimal
- All Day

Sight

- Champ
- Unobstructed

Style

- Modern

Contact



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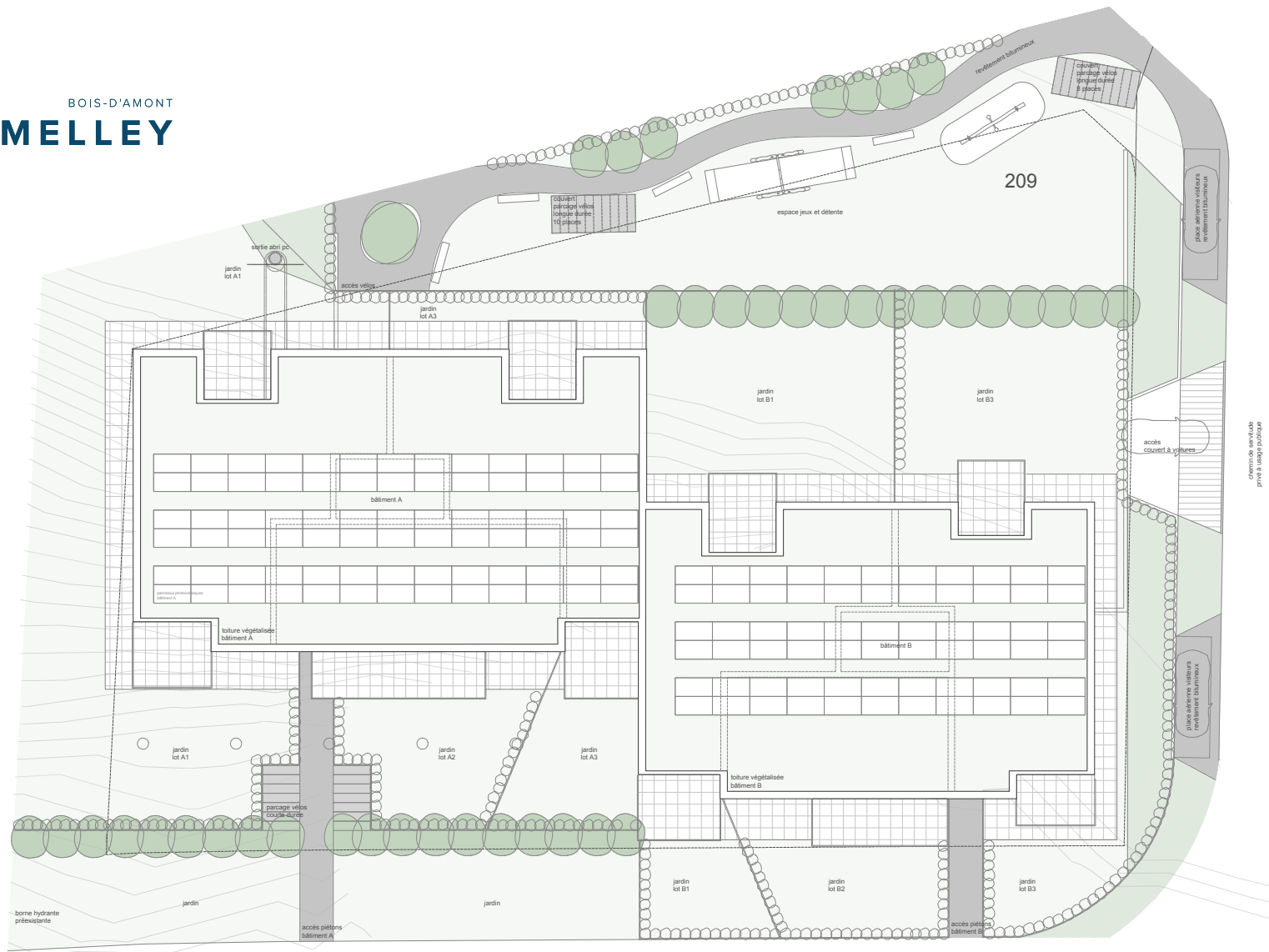
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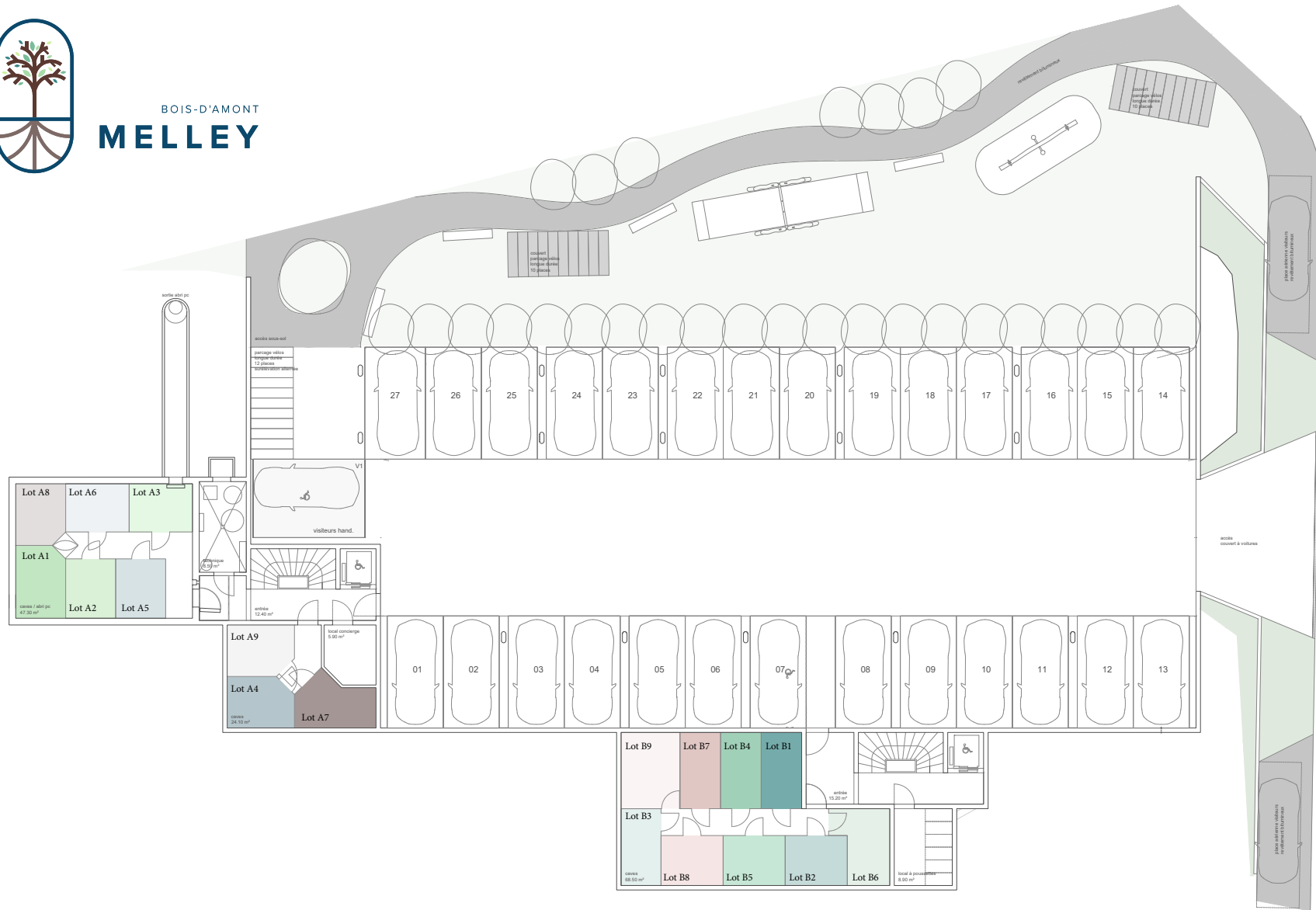
PLAN DE SITUATION



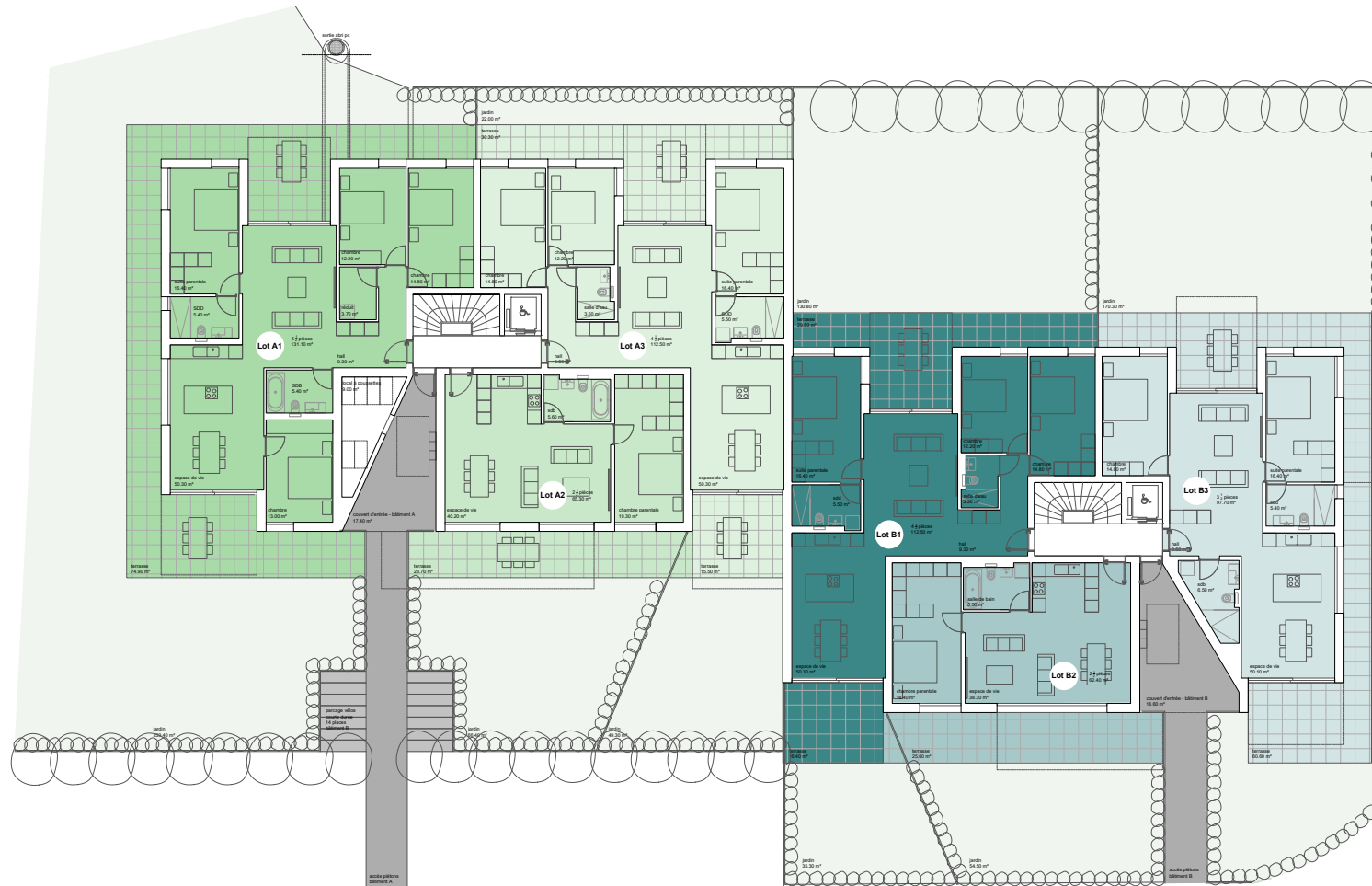
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PARKING



Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse	Surface de vente	Jardin
A1	5.5	S - O	135.90 m ²	82.30 m ²	163.3 m ²	259.40 m ²
A2	2.5	S	67.30 m ²	20.20 m ²	74 m ²	66.40 m ²
A3	4.5	S	117 m ²	44.60 m ²	131 m ²	71.30 m ²
B1	4.5	S	117 m ²	44 m ²	131.7 m ²	166.10 m ²
B2	2.5	S	64.30 m ²	22.10 m ²	71.7 m ²	54.50 m ²
B3	3.5	S - E	100.80 m ²	60.90 m ²	121.7 m ²	170.30 m ²

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements/cage d'escalier/ascenseur. Les terrasses sont comptées pour 1/3 et les balcons pour 1/2. Surfaces indicatives, ce document est non contractuel.



Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface de vente
A4	5.5	S - O	135.90 m ²	28.10 m ²	150 m ²
A5	3.5	S	96.80 m ²	25 m ²	109.3 m ²
A6	4.5	S	117 m ²	31.60 m ²	132.8 m ²
B4	4.5	S	117 m ²	30.80 m ²	132.4 m ²
B5	2.5	S	73.20 m ²	19.50 m ²	83 m ²
B6	4.5	S - E	113.10 m ²	25.30 m ²	125.8 m ²

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface de vente
A7	5.5	S - O	135.90 m ²	28.10 m ²	150 m ²
A8	3.5	S	96.80 m ²	25 m ²	109.3 m ²
A9	4.5	S	117 m ²	31.60 m ²	132.8 m ²
B7	4.5	S	117 m ²	30.80 m ²	132.4 m ²
B8	2.5	S	73.20 m ²	19.50 m ²	83 m ²
B9	4.5	S - E	113.10 m ²	25.30 m ²	125.8 m ²

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