

Switzerland | Sotheby's
INTERNATIONAL REALTY

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The Commune

The charming capital of the canton of the same name, Fribourg is idyllically situated—along the Sarine River—between French-speaking and German-speaking Switzerland, as if to defy the Röstigraben, which in no way affects its bilingualism. An important economic and educational hub, Fribourg embraces its fascinating duality, balancing the modernity and vibrancy of its city center with the imposing medieval heritage of its charming Old Town.

A renowned university city, Fribourg also offers a wide range of educational institutions: from preschool through high school, not to mention its Fribourg Universities of Applied Sciences and its vocational school. Set along the river, blending modernity with tradition, architectural gems with its characteristic sculpted fountains, Fribourg offers a unique way of life that flows from the ancient medieval walls to the bustling avenues of the city center.



Bus stop just a stone's throw away



Nearby downtown area



A School in the Heart of the Neighborhood



The Project

The "Le Chant des Cigales" project is located in a prime residential neighborhood, offering lush green views, just a few minutes from downtown Fribourg. It consists of three adjoining villas, each offering up to 5.5 rooms.

Spread over three levels, including a basement, the villas offer living space ranging from 148 to 171 m².

The spacious living areas are beautifully lit thanks to the large windows. You can access a first terrace from the dining area and kitchen, then a second terrace from the living room, as well as a private garden, offering a lush green setting and complete privacy, shielded from prying eyes.

Each villa features 4 bedrooms.

In the basement, a utility room, a cellar, and a shared bike storage area complete the property. One 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 neighborhood



Private garden



Close to all amenities



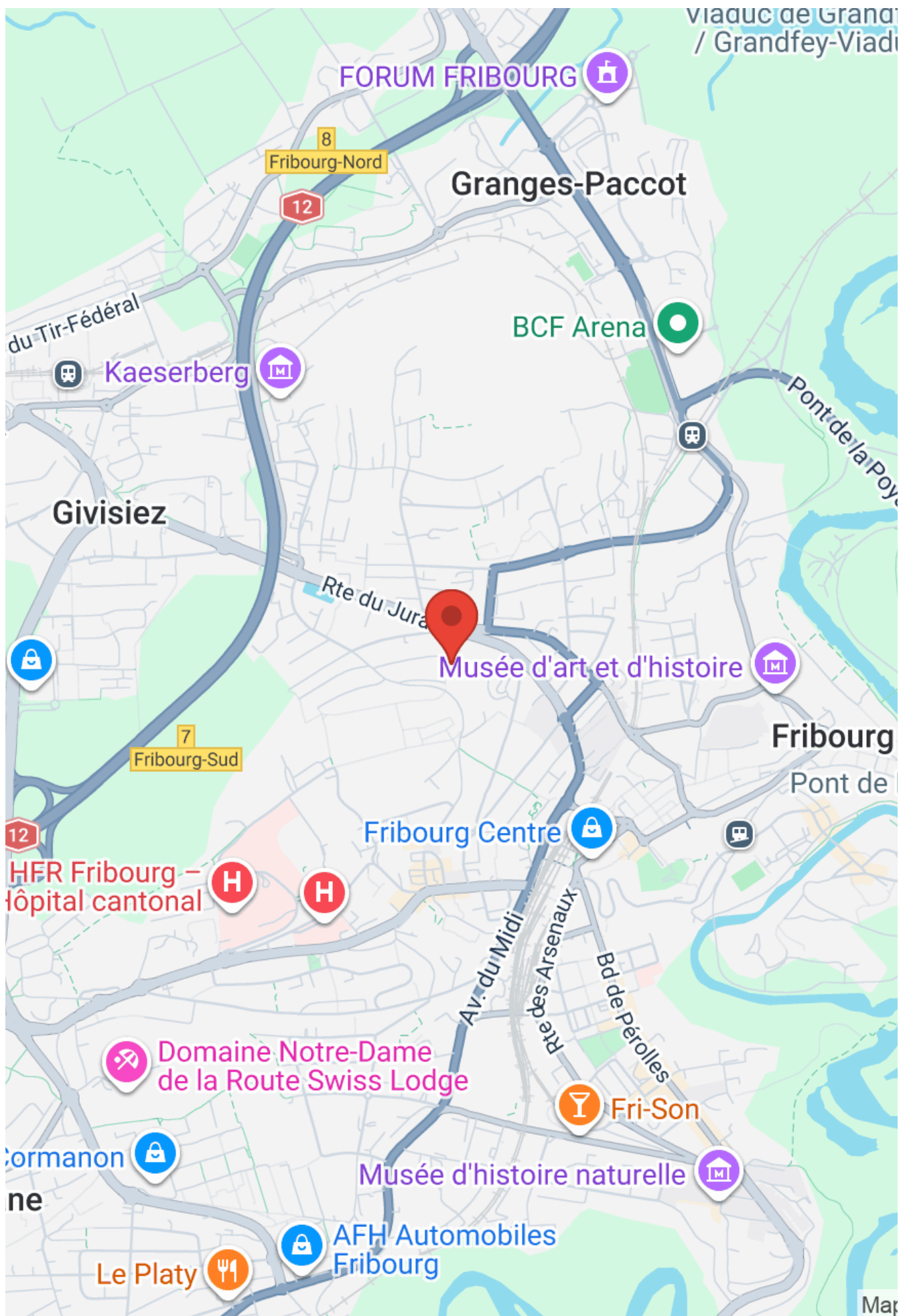
Situation

Located in the heart of the sought-after Jura neighborhood, just a short walk from downtown and the main bus and train stations, these villas enjoy an ideal location, offering quick access to all essential amenities.

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

Local shops, including the St-Thérèse town center with its large orange sign and the local bakery, are less than a 5-minute walk away. In addition, the highway is easily accessible in less than 5 minutes by car.

				
Bank	992 m	7 min	7 min	3 min
Hospital	1.6 km	18 min	18 min	5 min
Nursery school	1.0 km	7 min	7 min	3 min
Post	1.2 km	16 min	12 min	4 min
Primary school	1.5 km	13 min	13 min	5 min
Public transport	667 m	3 min	3 min	2 min
Restaurants	391 m	6 min	6 min	2 min
Secondary school	2.0 km	18 min	12 min	6 min
Shops	547 m	5 min	5 min	2 min
Station	3.3 km	18 min	17 min	8 min
University	933 m	13 min	11 min	3 min



Construction

The villas feature a modern and contemporary architectural style. Features such as triple-pane windows and electric blinds enhance everyday comfort.

The underfloor heating system is powered by an individual heat pump for each villa. In addition, photovoltaic solar panels generate electricity for the villas.

The allocated budgets and technical specifications can be provided upon request. Future owners will have every opportunity to choose finishes according to their tastes within high-end budgets.



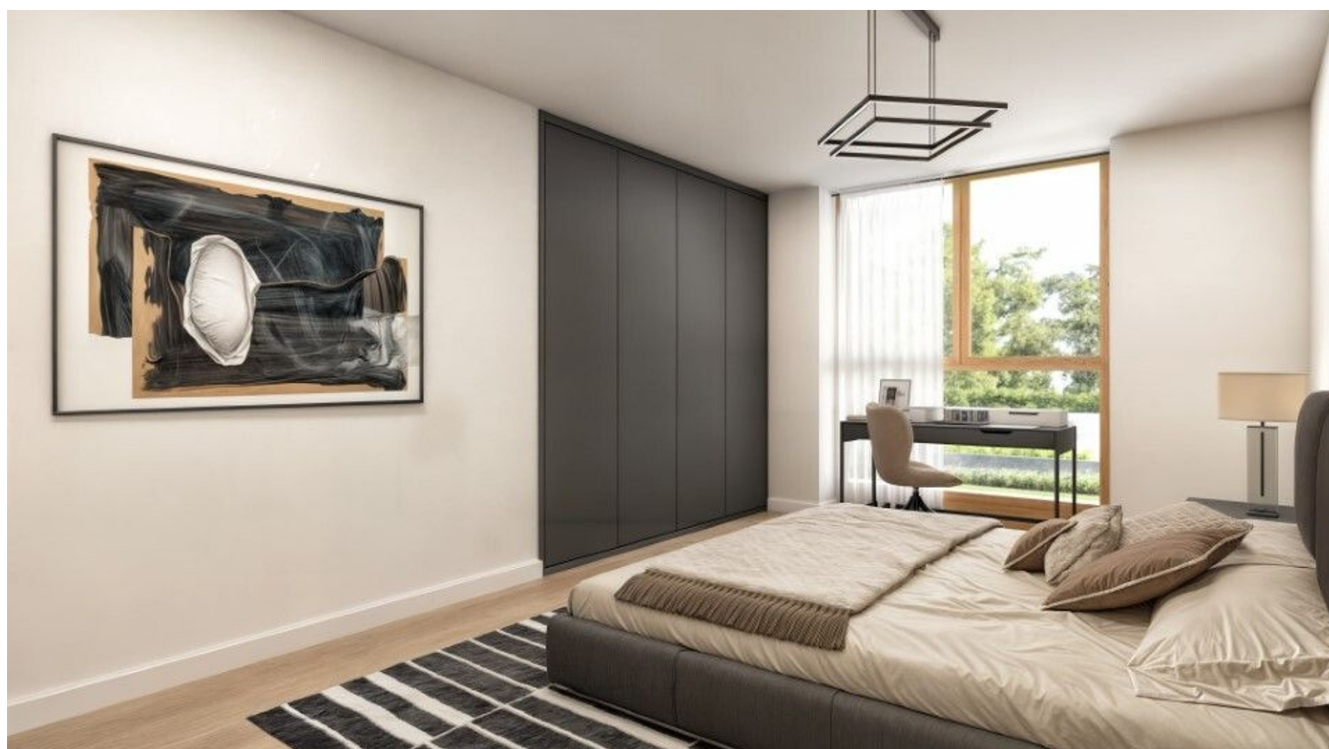
Finishes can be chosen according to the buyer's preference



Individual Heat Pump per Villa



Photovoltaic Solar Panels



Galerie







Technical data

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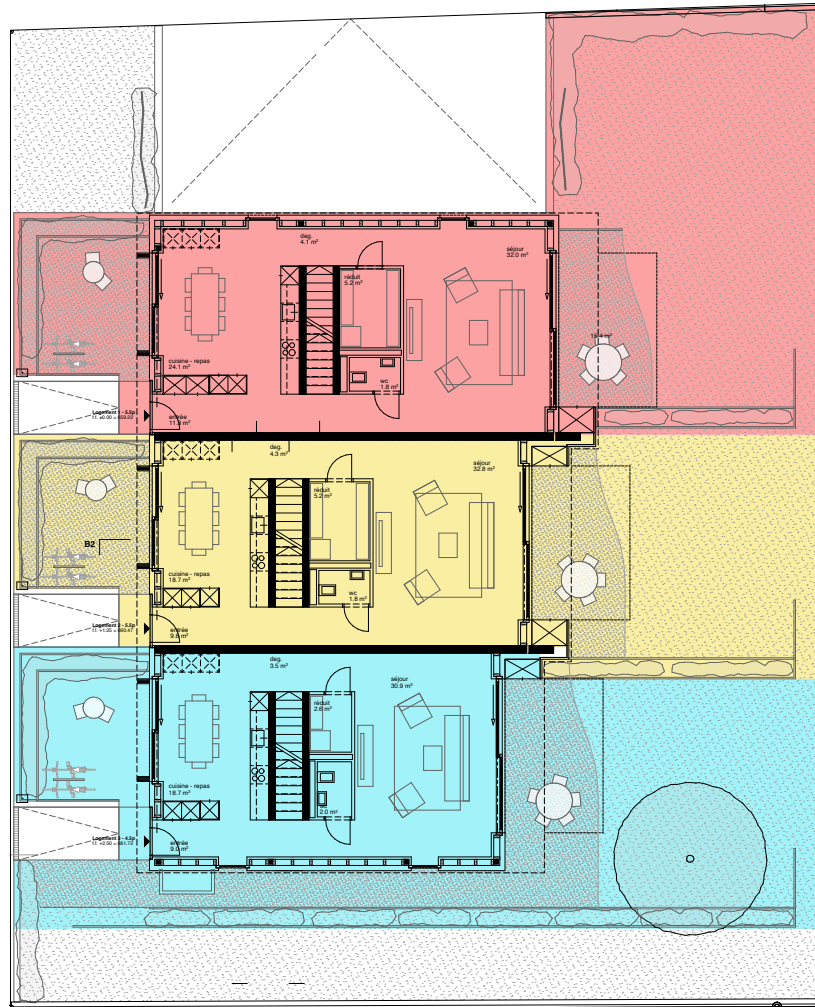
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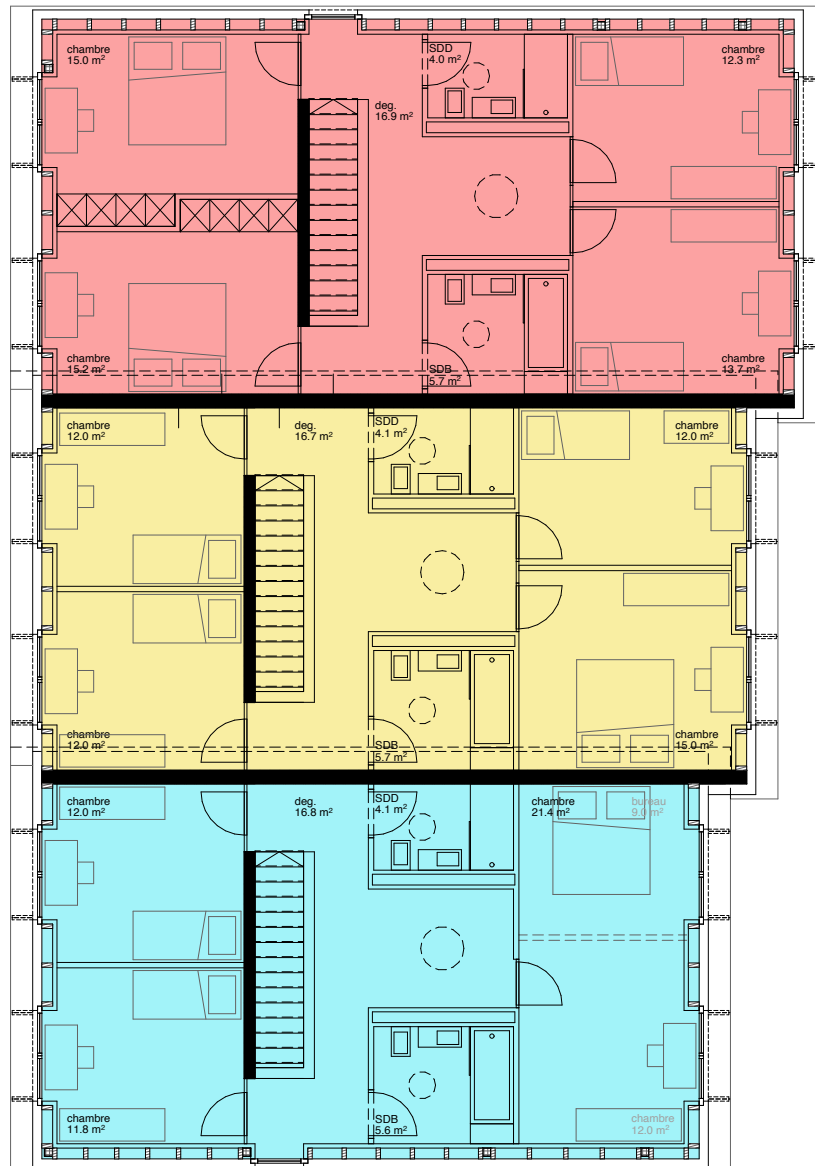
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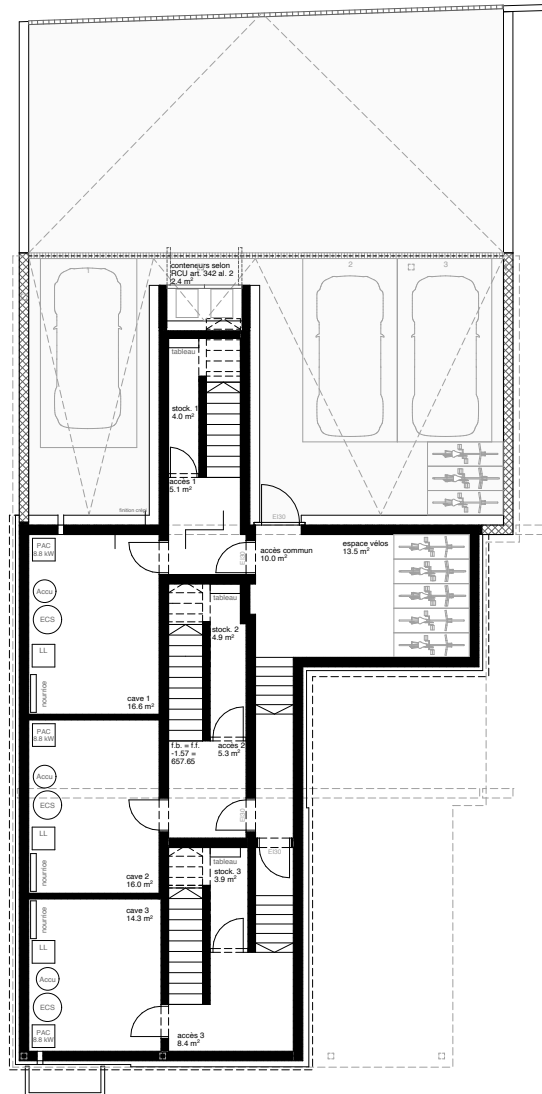
Lot	Typologie	Orientation	Surface habitable	Surface utile	Terrasse	Jardin	Cave	Surface pondérée
1	5.5	O - E	171.7 m ²	198.6 m ²	36 m ²	99.7 m ²	16.6 m ²	193.7 m ²
2	5.5	O - E	160.2 m ²	188.3 m ²	35.5 m ²	76.9 m ²	16 m ²	179.7 m ²
3	5.5	O - E	148 m ²	178.3 m ²	35.3 m ²	181.6 m ²	14.3 m ²	177.9 m ²

* Les surfaces de vente sont calculées selon la méthode USPI, soit :
 - les m² bruts sont calculés à l'extérieur des murs
 - les terrasses pour 1/3, les loggias pour 1/2 et les jardins pour 1/10



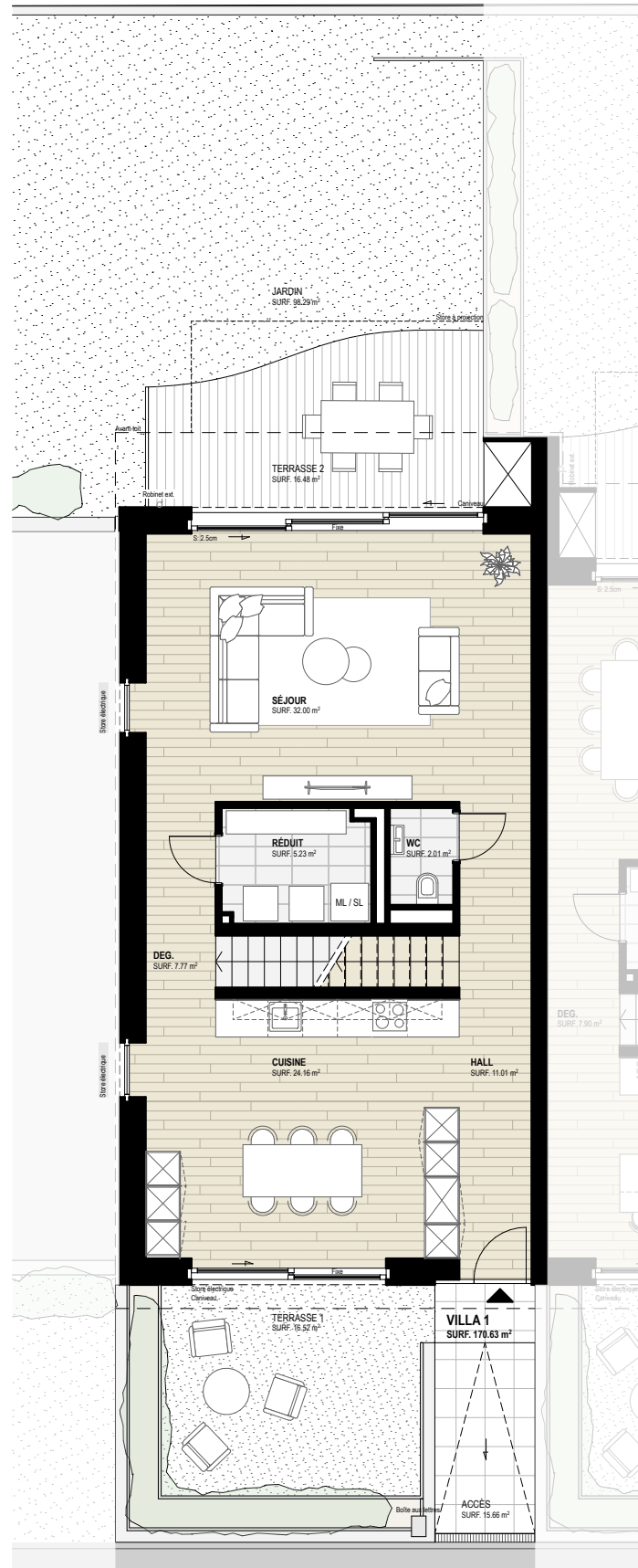
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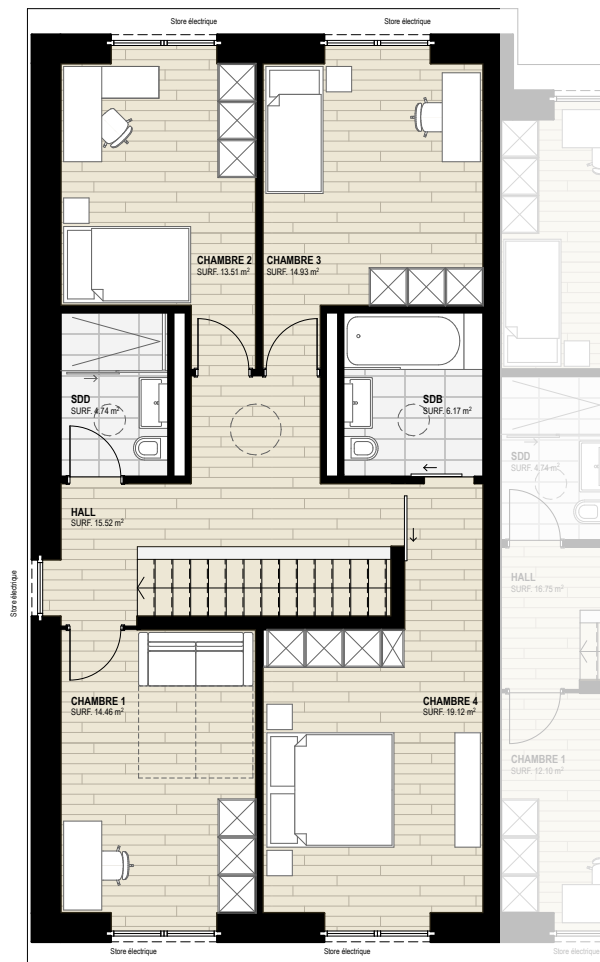
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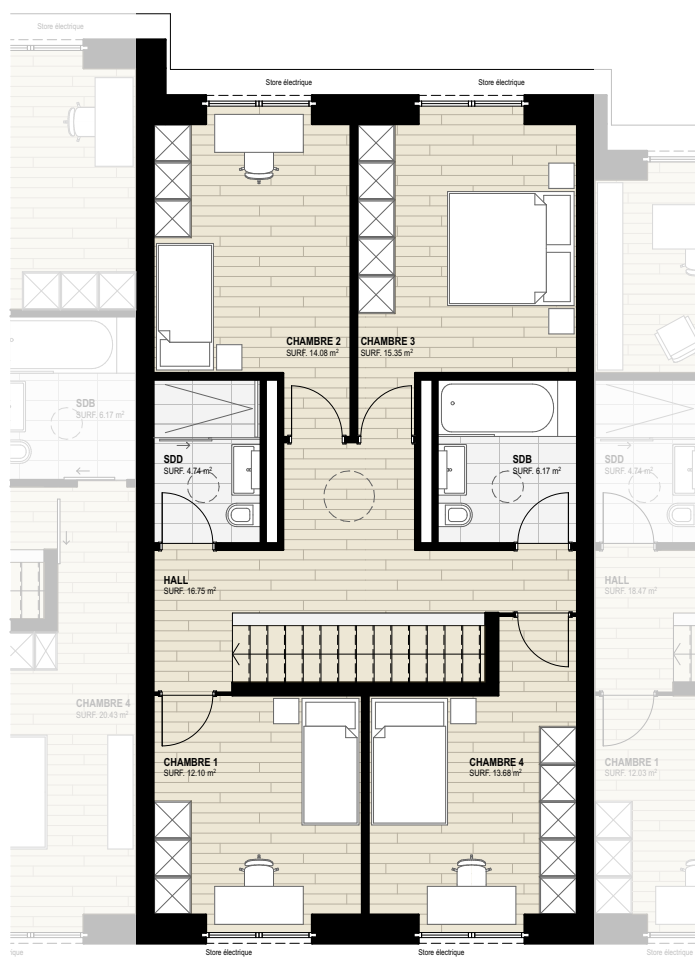
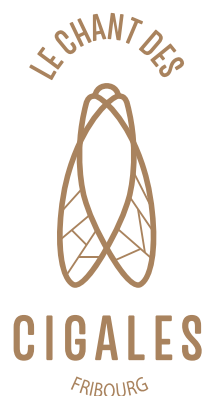
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Variant B

