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INTERNATIONAL REALTY

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# The Commune

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Ependes is a charming village in the canton of Fribourg, located in the Sarine district, with a population of nearly 1,000. This picturesque village harmoniously combines rural tranquility, unspoiled natural areas, and a high quality of life.

The municipality offers several local services, including an elementary school, vibrant local organizations, and community gathering places for residents. Middle school students continue their education at the Marly middle school or in Fribourg, both of which are easily accessible thanks to good transportation connections.

Ependes charms visitors 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.



**Bus stop nearby**



**School in the Heart of the Village**



**Grocery store just a few minutes' walk away**



# The Project

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Located in the charming town of Ependes, near Fribourg, the "Praz Melley" project consists of two buildings, totaling 18 apartments. The layouts range from 2.5 to 5.5 rooms, with floor areas ranging from 64 to 136 m<sup>2</sup>, offering spacious and well-designed living spaces.

Nestled in a lush green setting, this project combines modernity with tranquility, making it 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.



**A quiet, green setting**



**Modern and Contemporary Architecture**



**Private Gardens**



# Situation

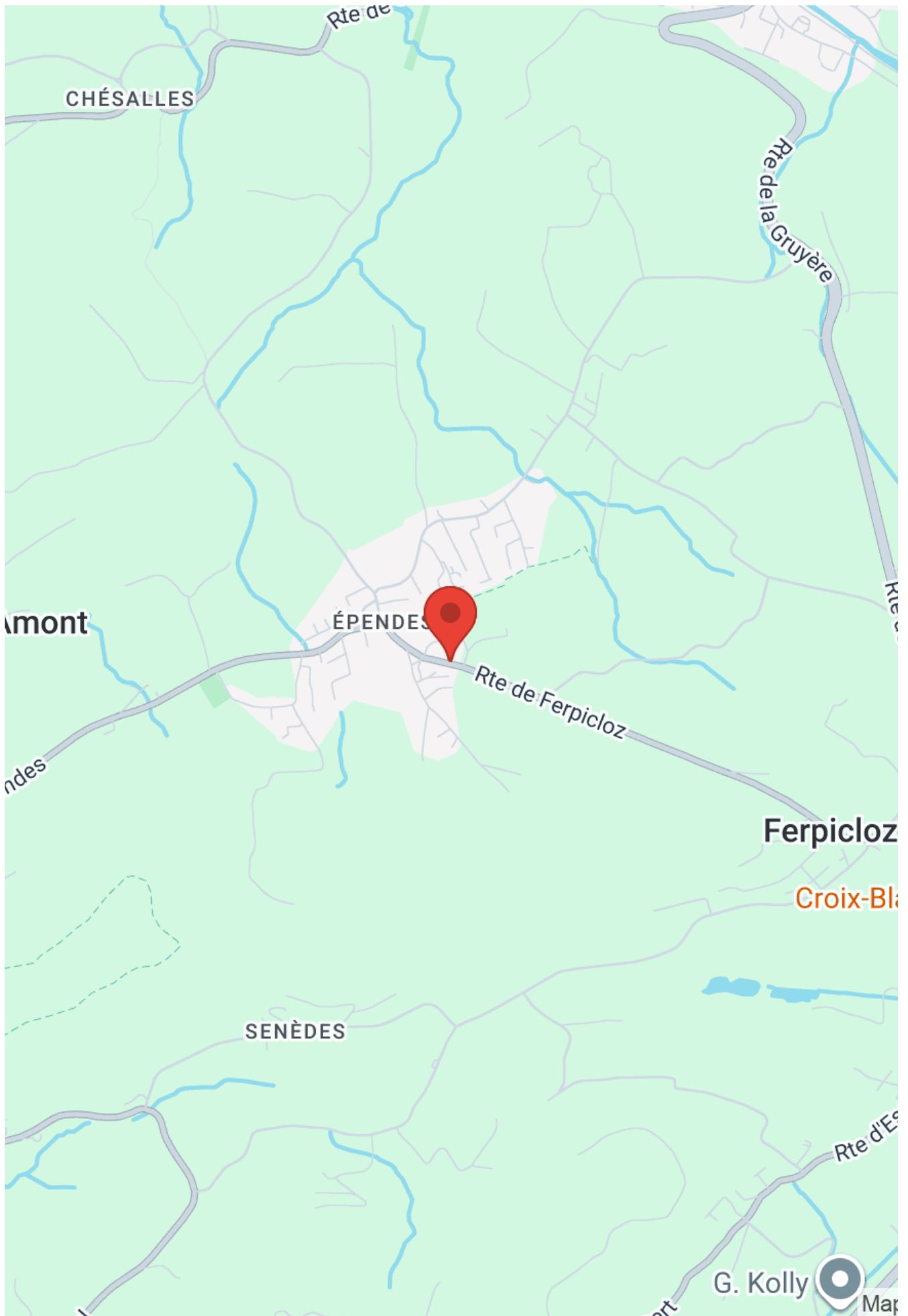
Located just 6 kilometers from Fribourg, the town of Ependes offers a pleasant and peaceful living environment in the heart of the canton of Fribourg. Nestled between lush countryside and urban areas, it is surrounded by the municipalities of Marly, Le Mouret, and Ferpicloz, contributing to a preserved and welcoming natural environment.

Thanks to its strategic location, Ependes enjoys excellent accessibility. An efficient public transportation network, with regular bus routes, connects the town to neighboring centers, making daily commutes easier for residents. In addition, the main highways are within easy reach, making it easy to travel to the region's major cities:

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

Ependes charms with its village atmosphere, family-friendly environment, and high-quality infrastructure, offering its residents an optimal quality of life while remaining close to urban amenities.

|                  |  |  |  |  |
|------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Bank             | 319 m                                                                               | 4 min                                                                               | 4 min                                                                                 | 1 min                                                                                 |
| Post             | 306 m                                                                               | 4 min                                                                               | 4 min                                                                                 | 1 min                                                                                 |
| Primary school   | 368 m                                                                               | 5 min                                                                               | 5 min                                                                                 | 1 min                                                                                 |
| Public transport | 305 m                                                                               | 4 min                                                                               | 4 min                                                                                 | 1 min                                                                                 |
| Restaurants      | 272 m                                                                               | 3 min                                                                               | 3 min                                                                                 | -                                                                                     |
| Shops            | 106 m                                                                               | 2 min                                                                               | 2 min                                                                                 | -                                                                                     |



# Construction

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The project stands out for its contemporary architecture. Each buyer has the opportunity to customize their interior to suit their tastes, thanks to a range of options and detailed budgets outlined in the technical specifications.

Designed to meet environmental standards, this project is equipped with solar panels, a ground-to-water heat pump, underfloor heating, and a natural “geocooling” cooling system. High-quality features also include wall-mounted cabinets, slat and fabric blinds, and meticulous finishes.

The apartments are scheduled for delivery in the fall of 2026.



**Buyers can choose their preferred finishes**



**Photovoltaic Solar Panels**



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



# Galerie

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# Technical data

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## 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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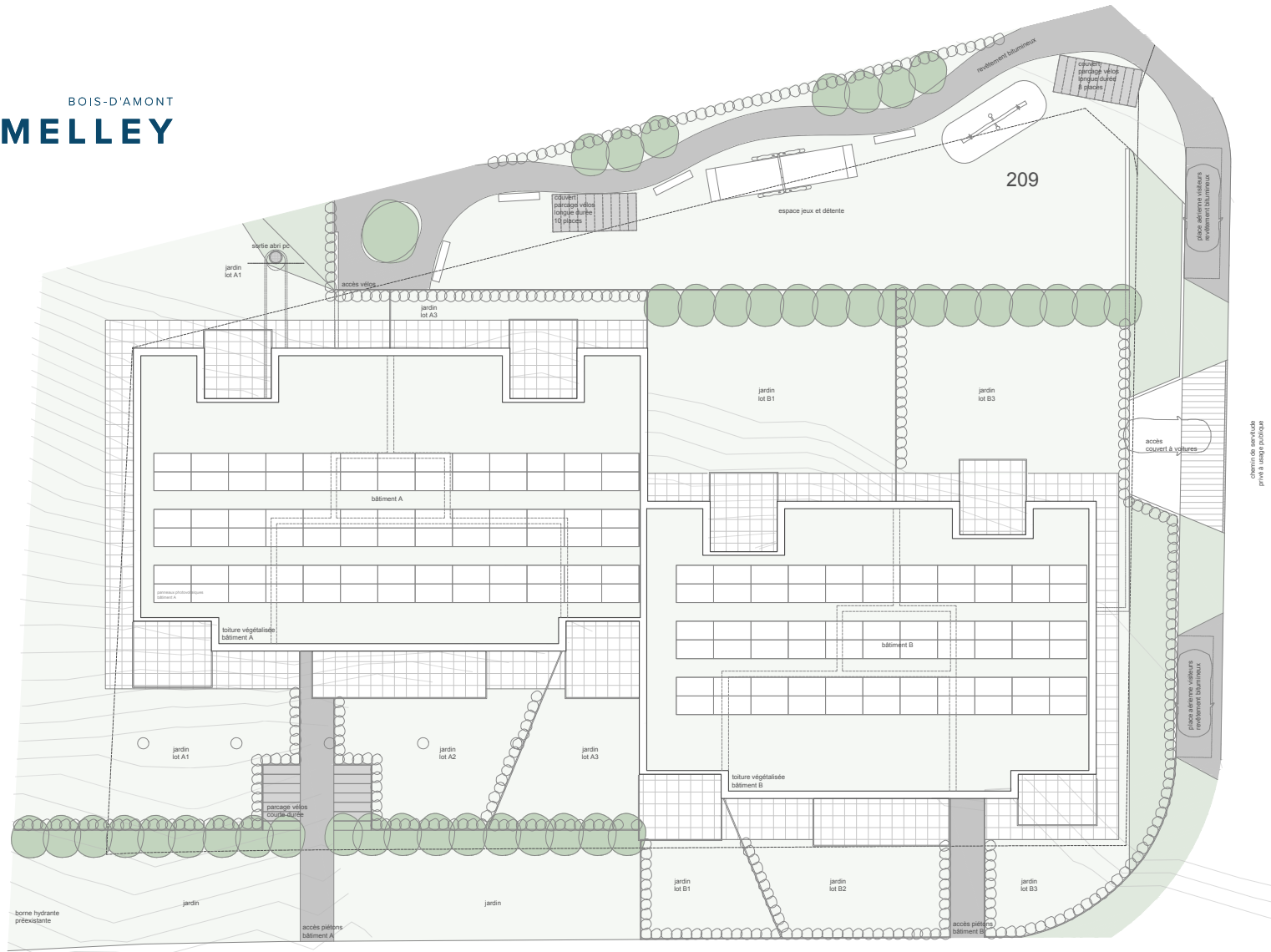
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EPEDES  
**PRAZ**



BOIS-D'AMONT  
**MELLEY**



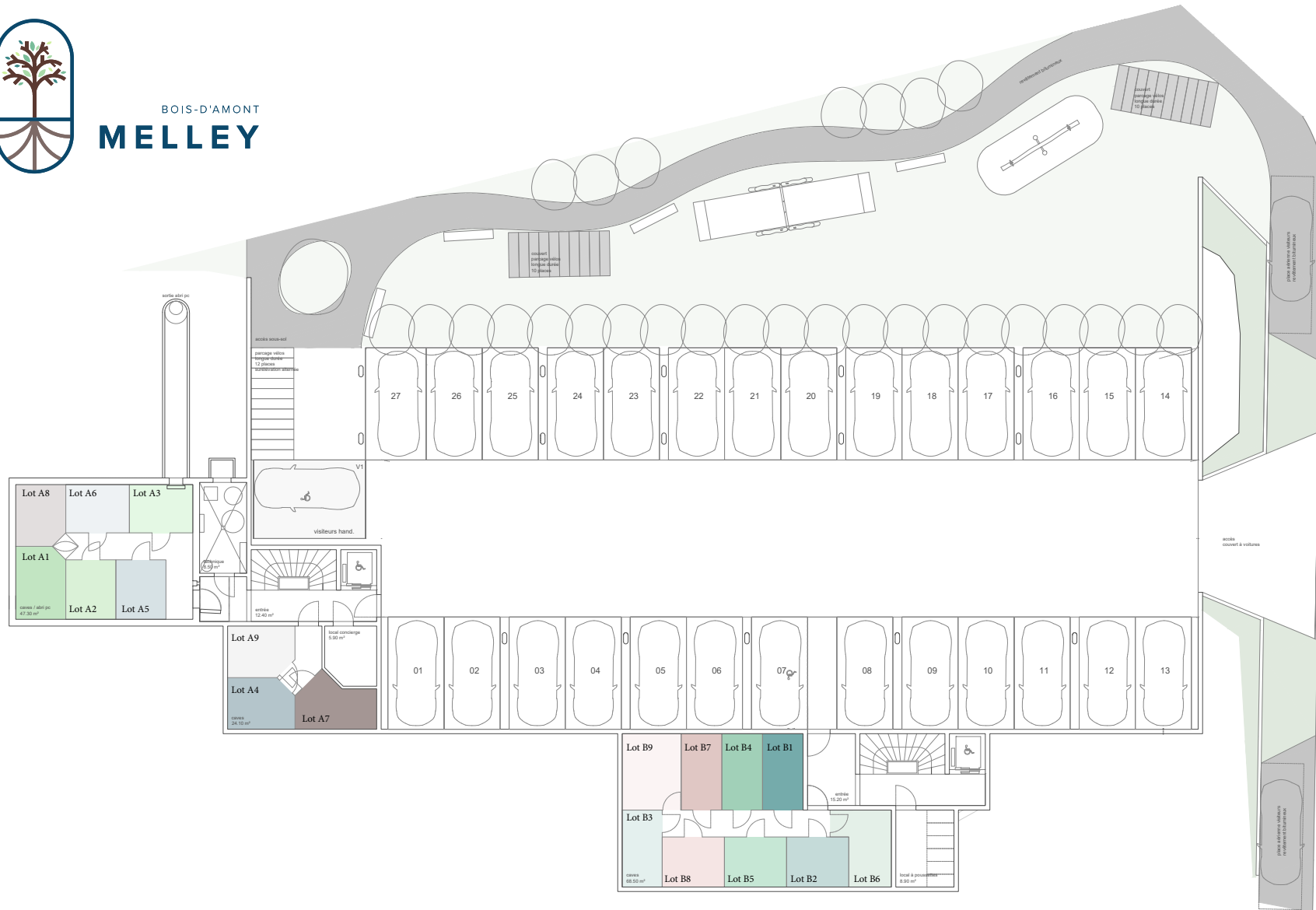
PLAN DE SITUATION



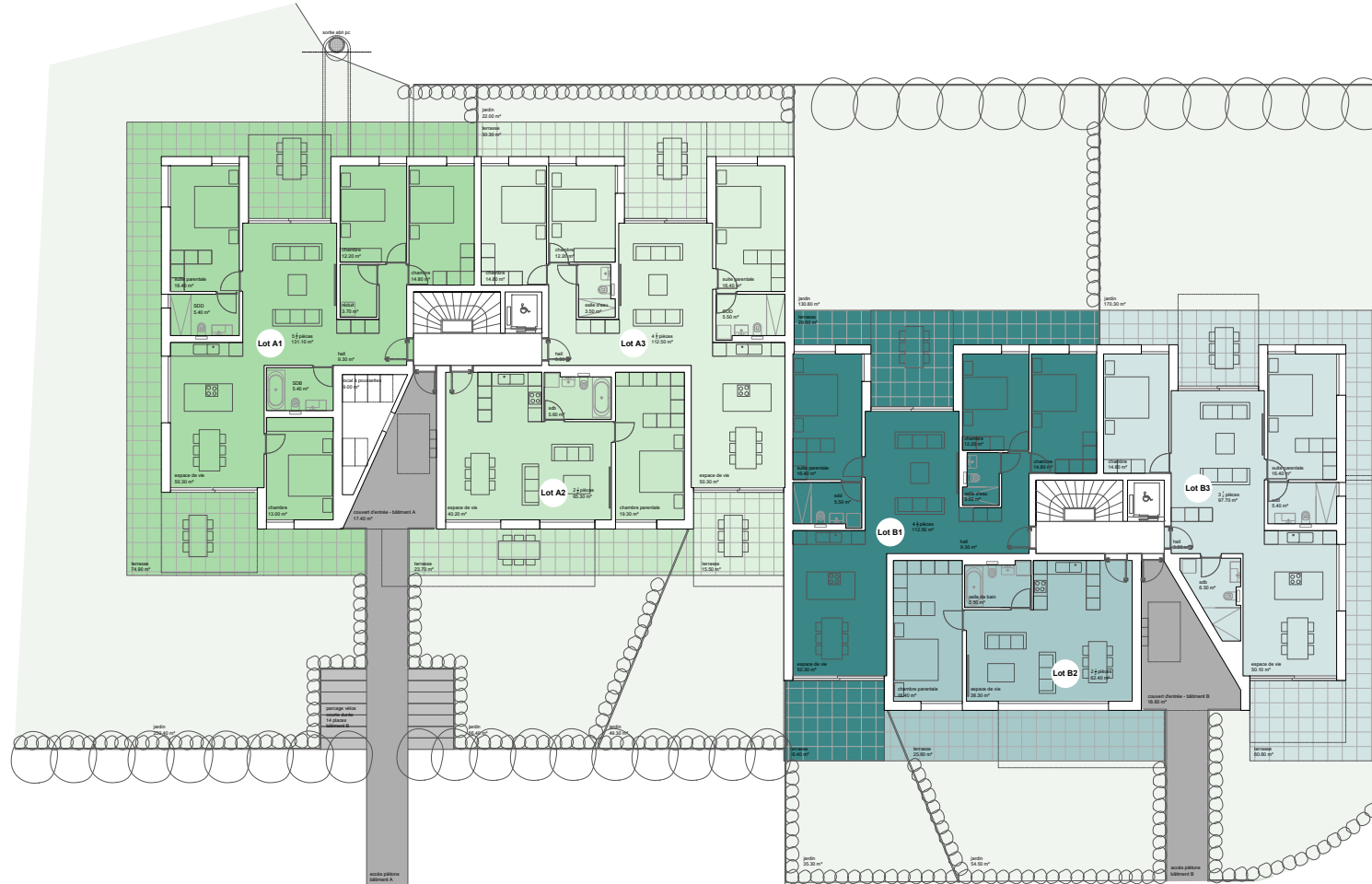
EPEDES  
**PRAZ**



BOIS-D'AMONT  
**MELLEY**



PARKING



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

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     |
|-----------|------------------|-------------|-----------------------|----------------------|----------------------|
| <b>A4</b> | <b>5.5</b>       | S - O       | 135.90 m <sup>2</sup> | 28.10 m <sup>2</sup> | 150 m <sup>2</sup>   |
| <b>A5</b> | <b>3.5</b>       | S           | 96.80 m <sup>2</sup>  | 25 m <sup>2</sup>    | 109.3 m <sup>2</sup> |
| <b>A6</b> | <b>4.5</b>       | S           | 117 m <sup>2</sup>    | 31.60 m <sup>2</sup> | 132.8 m <sup>2</sup> |
| <b>B4</b> | <b>4.5</b>       | S           | 117 m <sup>2</sup>    | 30.80 m <sup>2</sup> | 132.4 m <sup>2</sup> |
| <b>B5</b> | <b>2.5</b>       | S           | 73.20 m <sup>2</sup>  | 19.50 m <sup>2</sup> | 83 m <sup>2</sup>    |
| <b>B6</b> | <b>4.5</b>       | S - E       | 113.10 m <sup>2</sup> | 25.30 m <sup>2</sup> | 125.8 m <sup>2</sup> |

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

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