



Switzerland | Sotheby's
INTERNATIONAL REALTY

The Commune	4
The Project	5
Situation	6
Construction	8
Gallery	9
Technical data	13
Contact	14

The Commune

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 orientation cycle or in Fribourg, both 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

Located in the charming town of Ependes, near Fribourg, the "Praz Melley" project consists of 2 buildings, totaling 18 apartments. The layouts range from 2.5 to 5.5 rooms, with floor areas ranging from 64 to 136 m², offering generous 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

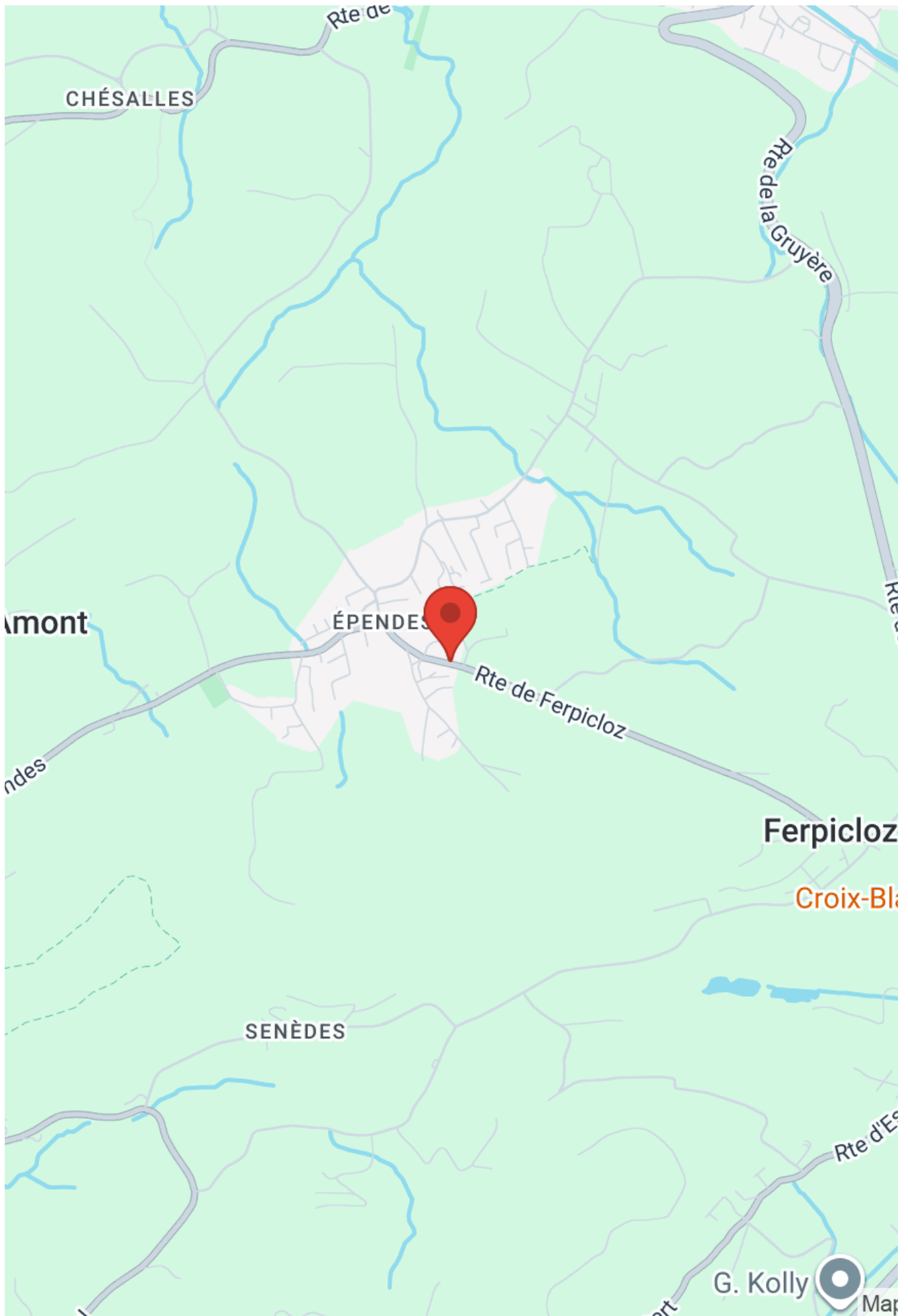
Located just 6 kilometers from Fribourg, the town of Ependes offers a pleasant and peaceful living environment in the heart of the canton of Fribourg. Nestled between lush countryside and urban areas, it is surrounded by the municipalities of Marly, Le Mouret, and Ferpicloz, contributing to a preserved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

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

Designed to meet environmental standards, this project is equipped with photovoltaic panels, a ground-to-water heat pump, underfloor heating, and a natural “geocooling” system. High-quality features also include wall cabinets, vertical 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









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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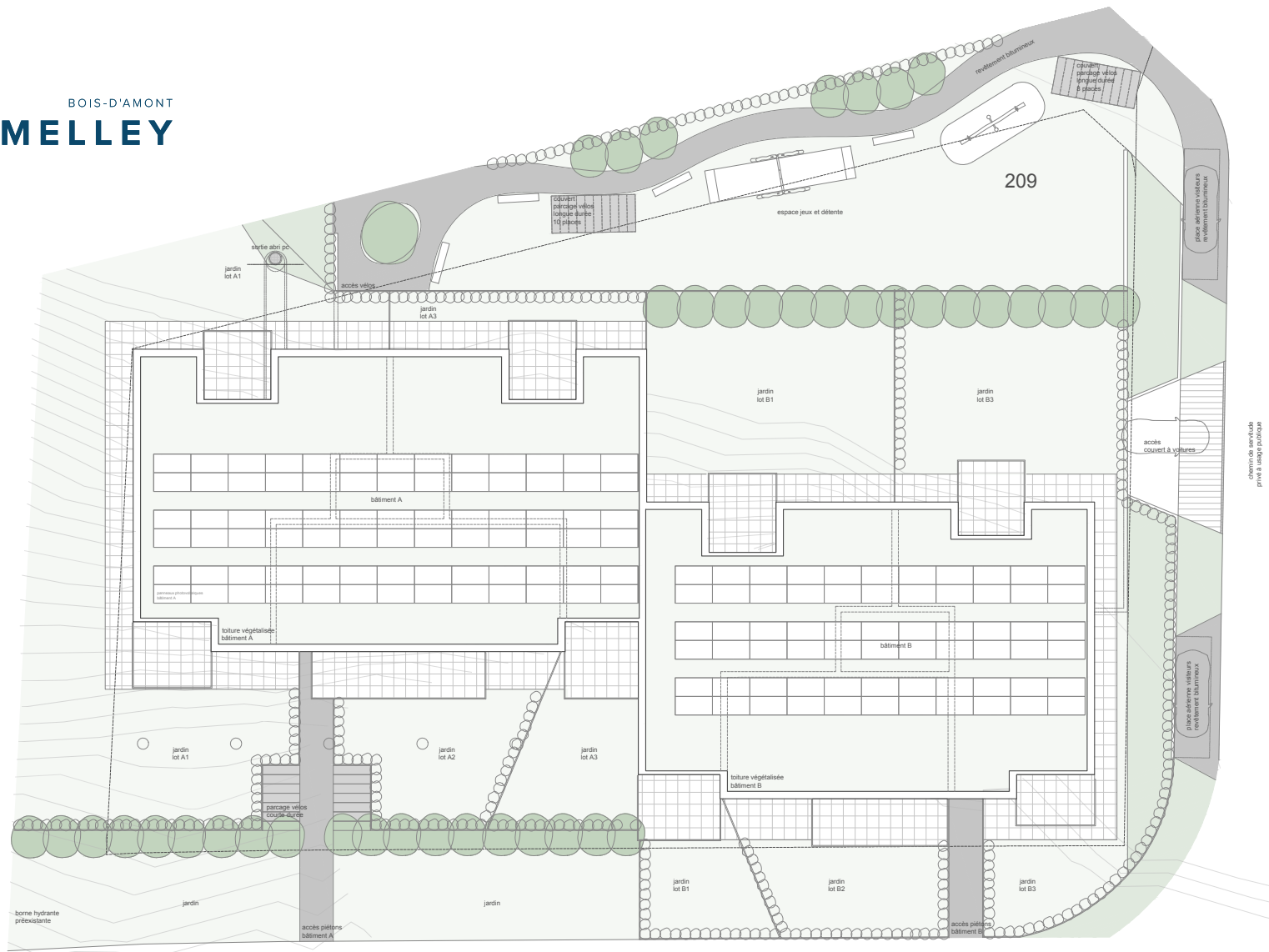
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EPEDES
PRAZ



BOIS-D'AMONT
MELLEY



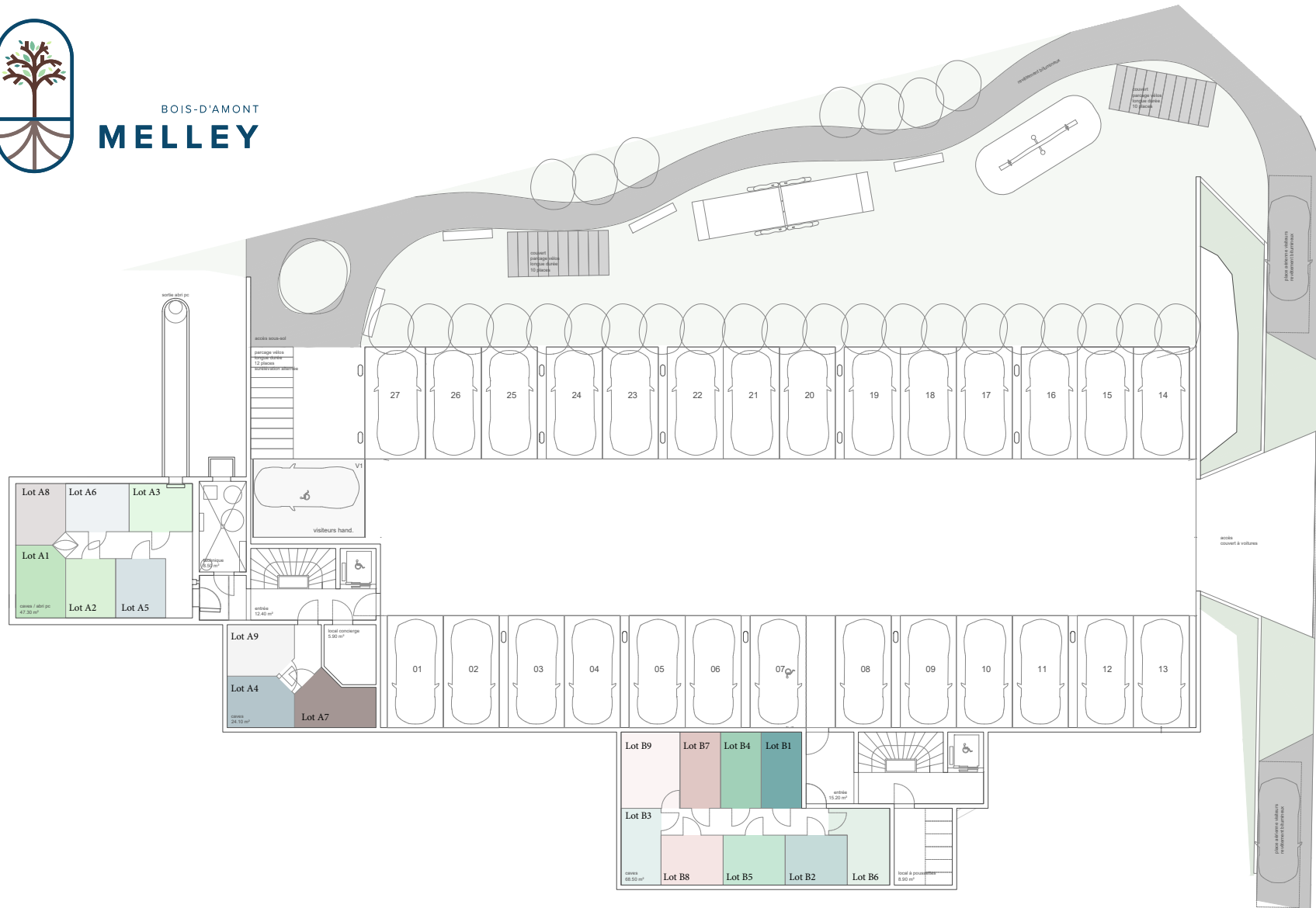
PLAN DE SITUATION



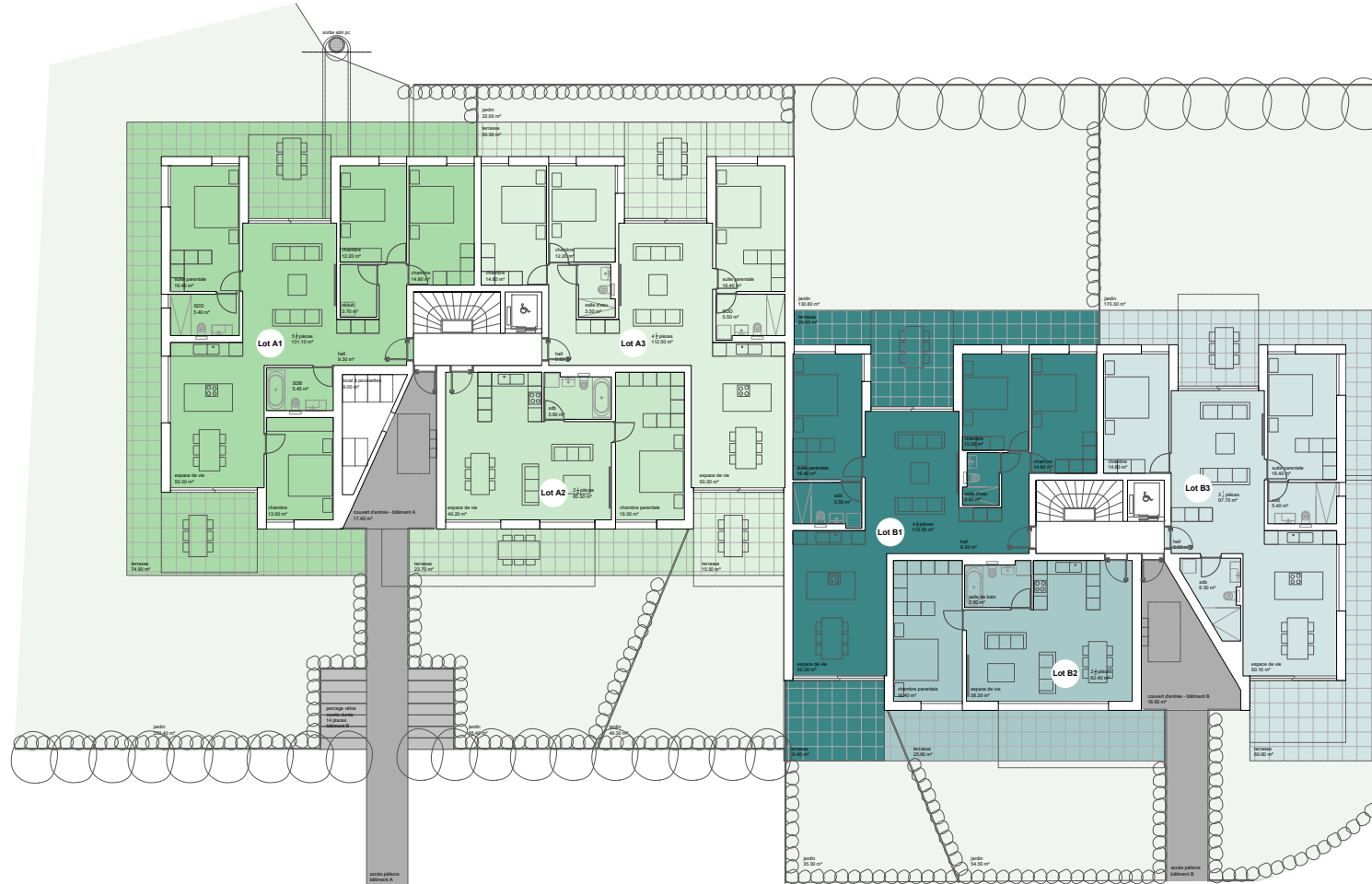
EPEDES
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BOIS-D'AMONT
MELLEY



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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