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The Commune

Located in the heart of the Sarine district, Cottens enjoys a particularly pleasant setting, offering its residents a peaceful and green environment while remaining close to the region's major urban centers.

The town is easily accessible. Fribourg, Romont, Bulle, and Payerne are all within easy reach, as are the major cities of Lausanne and Bern.

This mobility is facilitated in particular by the presence of the CFF train station as well as access to the A12 highway, located less than ten minutes away.

In terms of taxation, Cottens' municipal tax rate is 0.80 centimes per franc paid to the state.

SBB train station less than 10 minutes away

Quick access to the highway

Near schools, childcare options, play areas



The Project

On a human scale, the residence features only 8 apartments: four 2.5-room units and four 5.5-room duplex apartments, with the option of a 4.5-room layout. The complex is characterized by contemporary architectural lines, carefully selected materials, and interior spaces that maximize natural light.

The variety of unit types allows the development to meet the needs of a diverse clientele, whether couples, families, single individuals, or investors.

The duplex apartments offer particularly spacious layouts. On the ground floor, the living area—spanning over 50 m²—forms the heart of the home and features direct access to the terrace and the private garden. The upper floor is dedicated to the sleeping quarters and includes four bedrooms and two bathrooms, with a layout designed to offer functionality and comfort in everyday life.

Located on the top floor, the 2.5-room apartments feature an optimized interior layout. The fully equipped kitchen opens onto a pleasant living room with a dining area of approximately 30 m². A bedroom and a bathroom with a toilet complete these units.

Contemporary architectural lines

Peaceful residential setting

Close to amenities



Situation

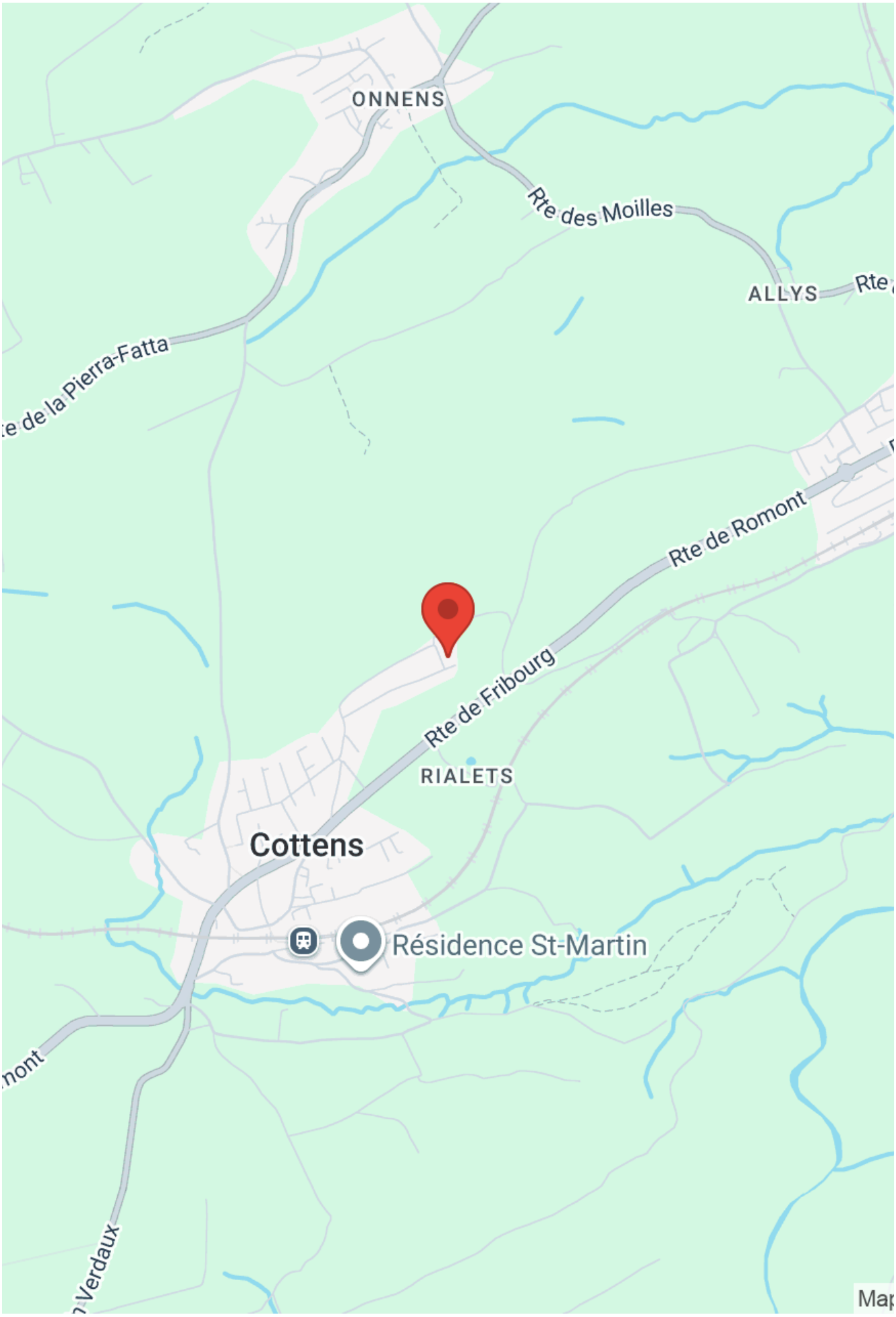
A living environment that combines nature, tranquility, and accessibility

Ideally located in a peaceful residential setting at the edge of the neighborhood, the Rossi project enjoys a prime location that combines tranquility, nature, and proximity to amenities. Surrounded by fields and forests, the town of Cottens offers a pleasant, green living environment with beautiful views of the Pre-Alps.

The proximity to schools, childcare facilities, sports facilities, and various village services makes daily life easier and makes Cottens a particularly family-friendly place to live. The numerous hiking, botanical, and biking trails allow residents to fully enjoy the natural environment and outdoor activities.

Thanks to the nearby CFF train station and access to the A12 highway, located less than ten minutes away, Cottens enjoys excellent transportation links. Fribourg, Romont, Bulle, and Payerne are easily accessible, as are the major cities of Lausanne and Bern. A harmonious balance between quality of life, nature, and accessibility, in a well-preserved residential setting.

Bank	1.2 km	14 min	14 min	2 min
Hospital	12.3 km	-	55 min	18 min
Nursery school	1.0 km	10 min	10 min	2 min
Post	1.1 km	13 min	13 min	2 min
Primary school	3.8 km	-	30 min	5 min
Public transport	1.1 km	13 min	13 min	2 min
Secondary school	13.2 km	-	45 min	20 min
Station	2.0 km	17 min	17 min	4 min


ONNENS
Rte des Moilles
ALLYS
Rte de la Pierra-Fatta
Rte de Romont
Rte de Fribourg
RIALETS
Cottens
Résidence St-Martin

Construction

The project features state-of-the-art systems that combine energy efficiency, comfort, and sustainability. Solar panels are paired with a heat pump featuring a geothermal probe, as well as underfloor heating, ensuring gentle and even warmth. The units are also equipped with motorized venetian blinds in the bedrooms and living areas, for optimal everyday comfort.

Special attention is paid to the finishes, which can be selected and customized by each homebuyer. A selection of materials and colors allows for the creation of an elegant and harmonious interior, tailored to each individual's tastes and requirements.

Each apartment also features a private storage unit. Covered parking spaces are available for CHF 20,000.00 and outdoor spaces for CHF 15,000.00, offering residents a practical and convenient solution.

Buyers can choose their preferred finishes

High-quality services and a home-like atmosphere

Solar panels, rooftop installation



Galerie











Technical data

Equipment

- Photovoltaic Panels
- Shower
- Kitchen
- Electric Blind
- Kitchen Furnished

Proximity

- Post
- Bus stop
- School secondary
- Shops
- Bank
- Restaurant
- Creche
- School Primary

Exterior

- Balcony
- Terrace
- Garden

Interior

- Open Kitchen
- Triple Glazing
- Private Bathroom
- Bath
- Guest Lavatory
- Bright
- Natural light

Contact



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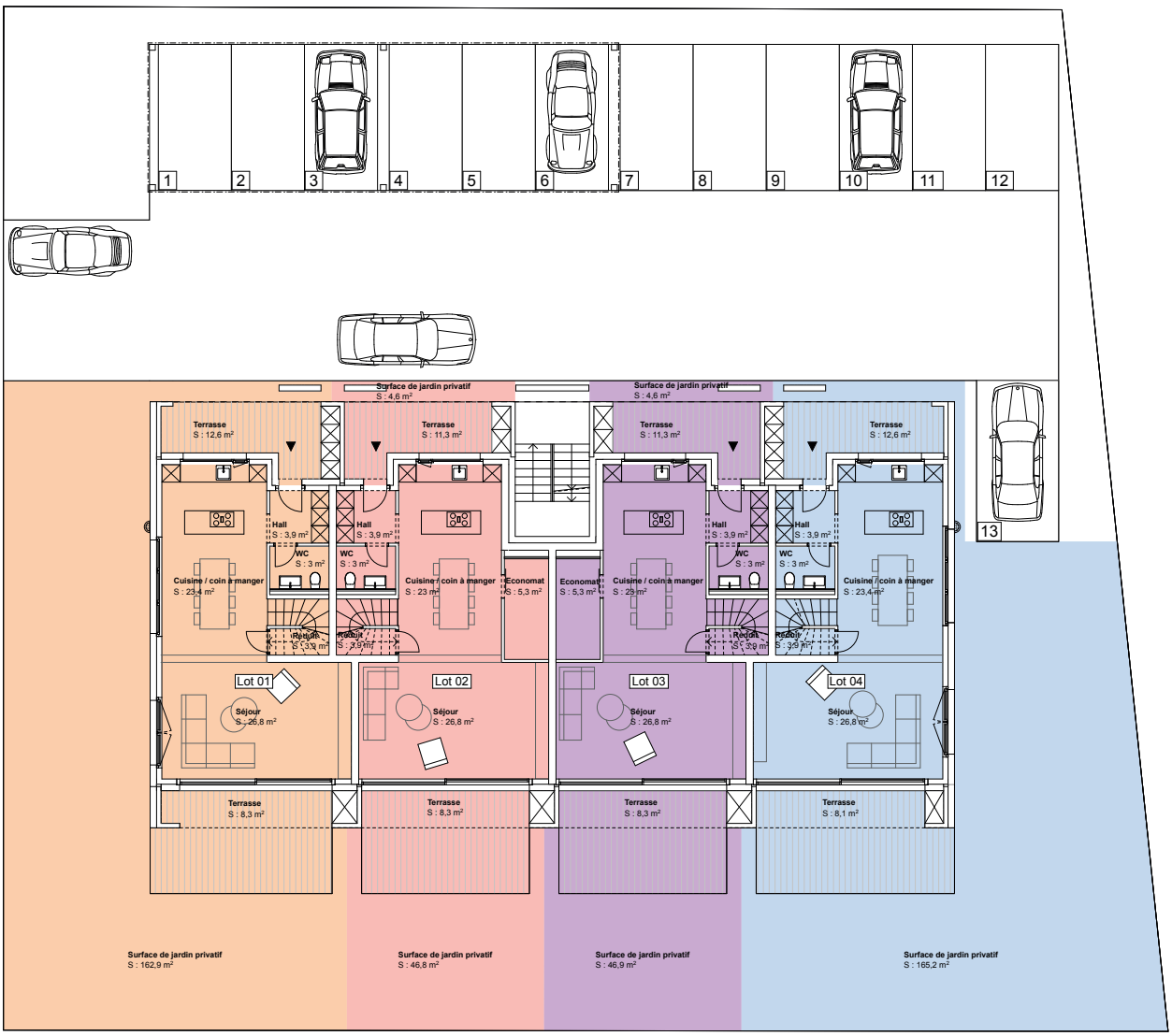
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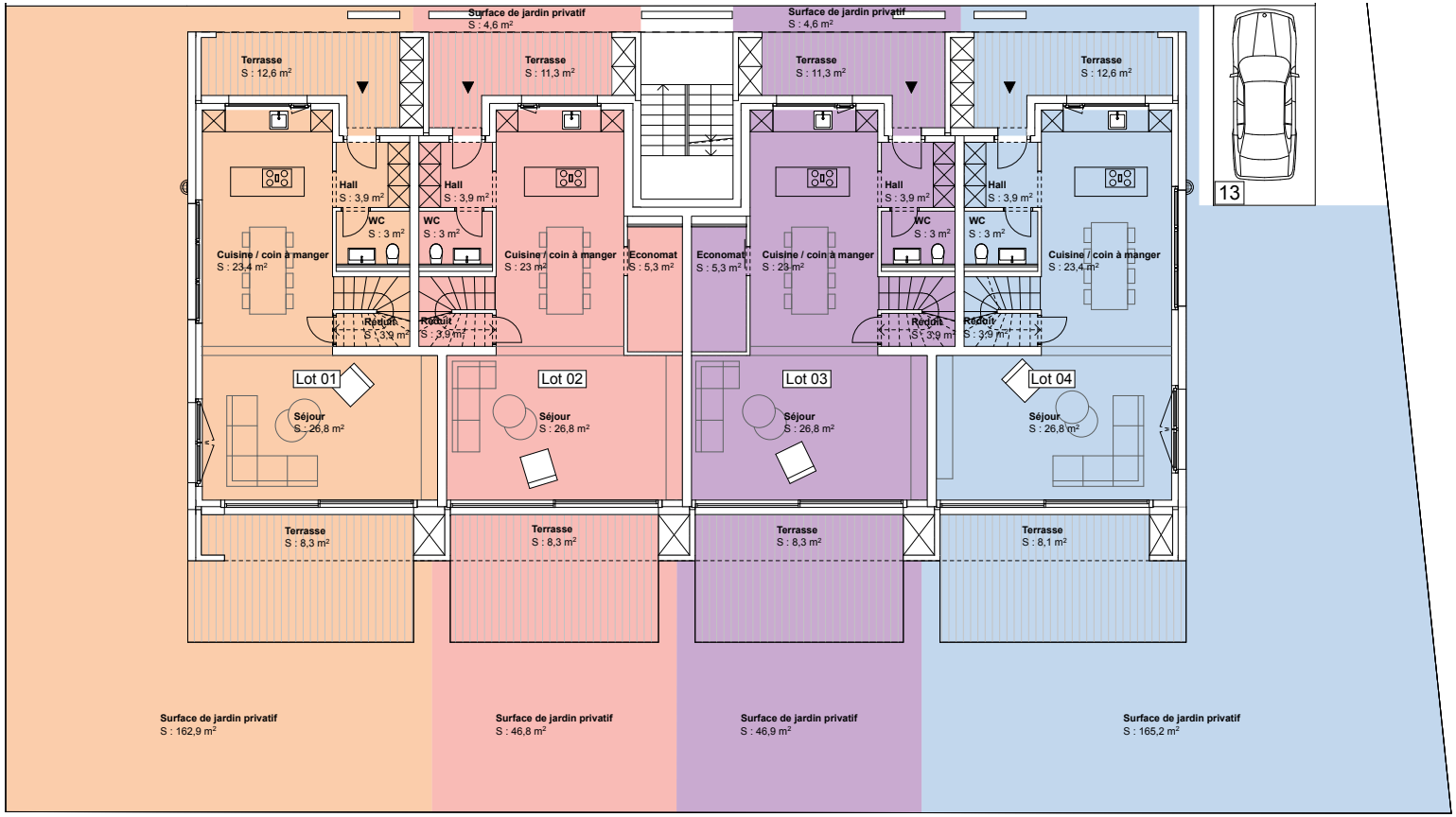


PARKING

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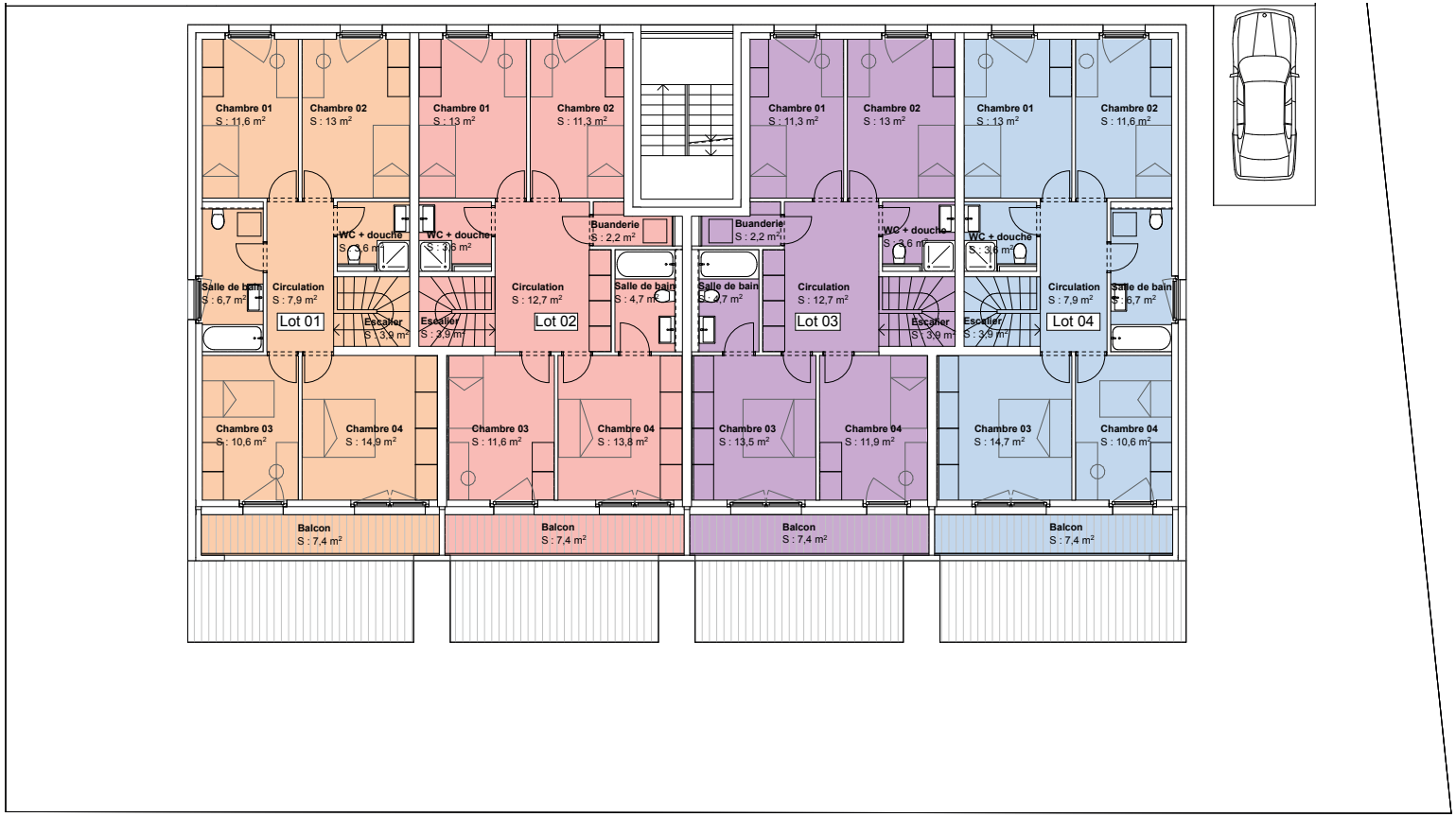
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Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface terrasse	Jardin	Surface de vente
01	**5.5**	S	136.1 m²	7.40 m²	20.9 m²	162.9 m²	166.5 m²
02	**5.5**	S	146.2 m²	7.40 m²	19.6 m²	46.8 m²	164.4 m²
03	**5.5**	S	146 m²	7.40 m²	19.6 m²	46.9 m²	164.2 m²
04	**5.5**	S	136.1 m²	7.40 m²	20.7 m²	165.2 m²	166.7 m²

REZ-DE-CHAUSSÉE

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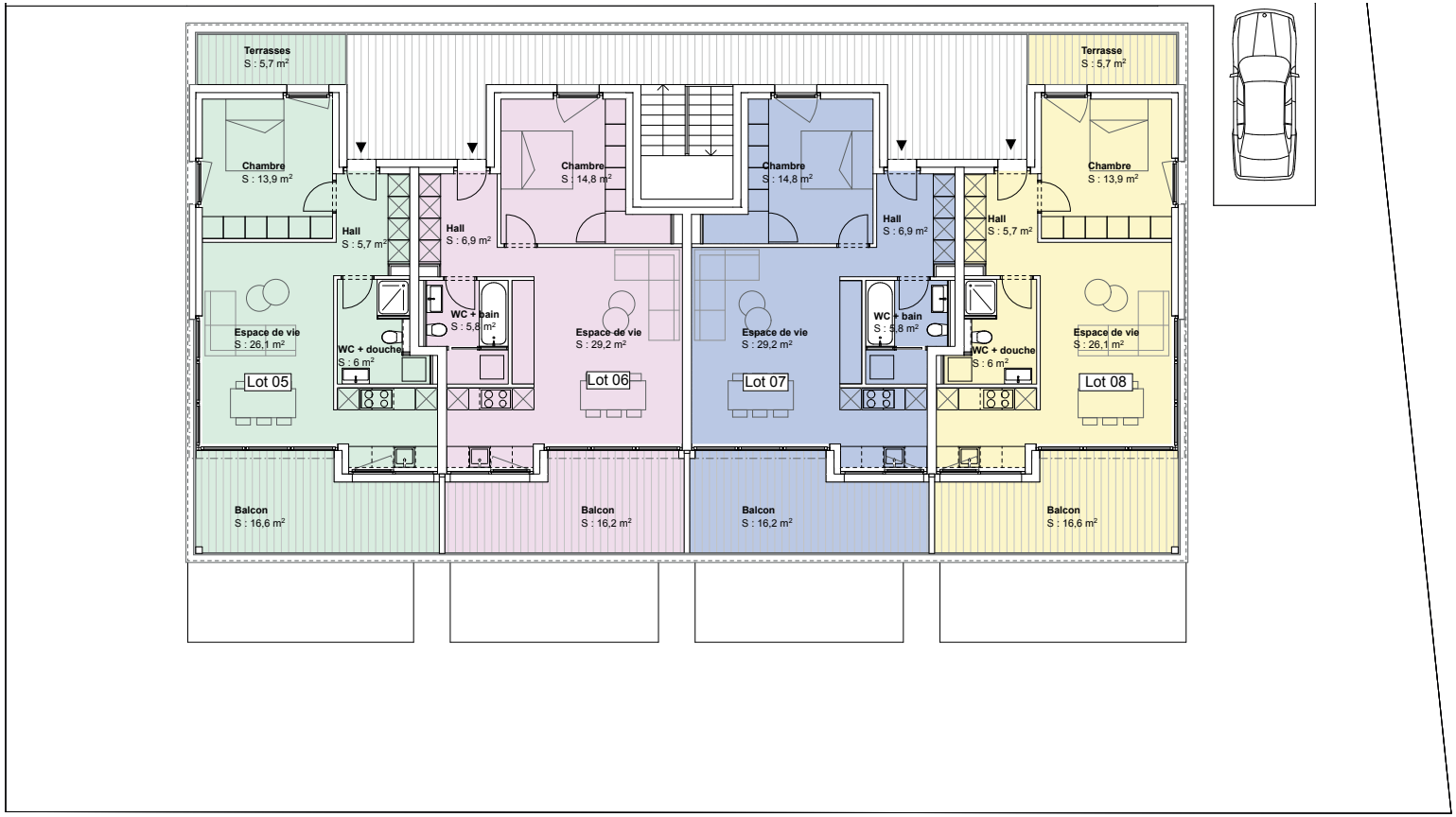
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1ER ÉTAGE

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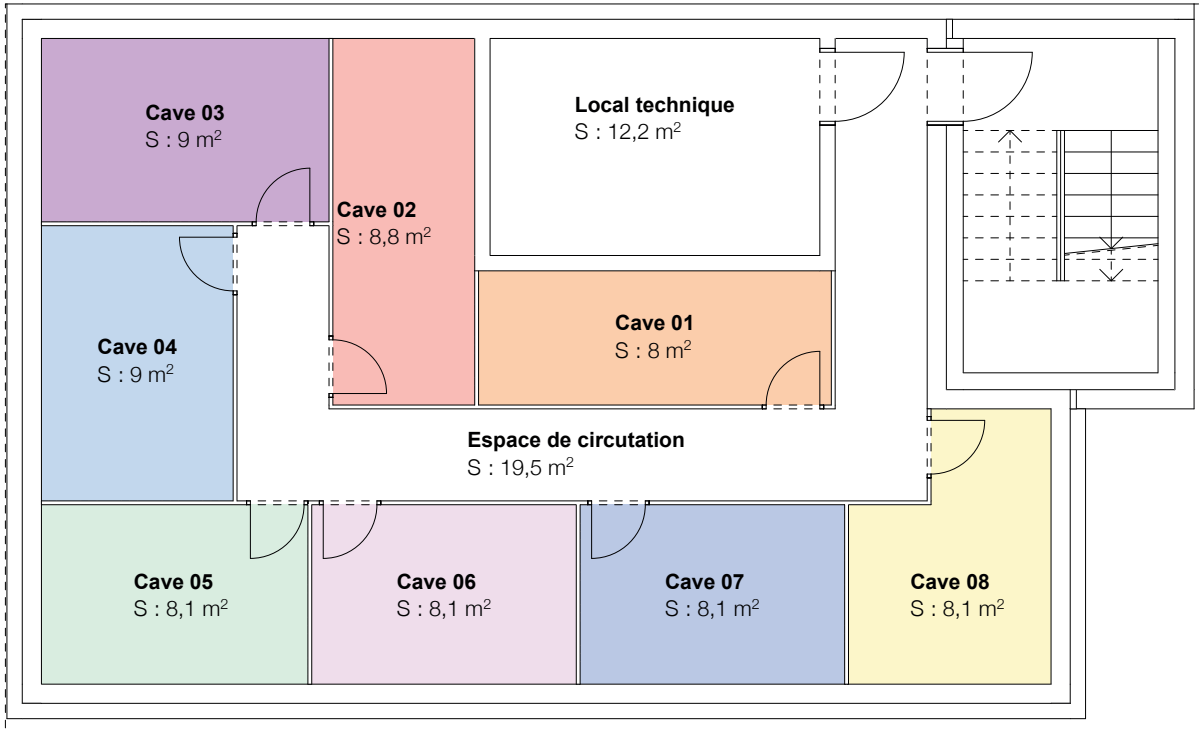


Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface de vente
05	**2.5**	S	52.9 m²	22.3 m²	64 m²
06	**2.5**	S	58 m²	16.2 m²	66.1 m²
07	**2.5**	S	58.1 m²	16.2 m²	66.2 m²
08	**2.5**	S	52.9 m²	22.3 m²	64 m²

2ÈME ÉTAGE

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SOUS-SOL

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Résidence Rossi

Cottens

Réf. Internet	Lot	Parking	Nbre de pièces	Orientation	Surface habitables	Surface balcon	Terrasse	Jardin	Surface de vente*	Prix de vente
Rez-de-chaussée & 1er étage										
049575	01	2	**5 1/2 pces**	**S**	136.05 m²	7.4 m²	20.90 m²	**162.90** m²	**166.49** m²	**CHF 960'000**
049576	02	2	**5 1/2 pces**	**S**	146.18 m²	7.4 m²	19.60 m²	**46.80** m²	**164.36** m²	**CHF 960'000**
049577	03	2	**5 1/2 pces**	**S**	146.01 m²	7.4 m²	19.60 m²	**46.90** m²	**149.86** m²	**CHF 960'000**
049578	04	2	**5 1/2 pces**	**S**	132.11 m²	6.86 m²	8.12 m²	**165.20** m²	**139.60** m²	**CHF 960'000**
2ème étage										
049579	05	1	**2 1/2 pces**	**S**	52.87 m²	22.3 m²			**64.02** m²	**RESERVE**
049580	06	1	**2 1/2 pces**	**S**	57.98 m²	16.2 m²			**66.08** m²	**CHF 460'000**
049581	07	1	**2 1/2 pces**	**S**	58.12 m²	16.2 m²			**66.22** m²	**CHF 460'000**
049582	08	1	**2 1/2 pces**	**S**	52.87 m²	22.3 m²			**64.02** m²	**CHF 450'000**
Place de parc couverte										**CHF 20'000**
Place de parc extérieure										**CHF 15'000**

* **Les surfaces de vente** sont calculées selon la méthode USPI, soit :

- les m² habitables sont calculés à l'intérieur des murs extérieurs
- les balcons pour 1/2 et les terrasses pour 1/3

Ce descriptif n'est pas contractuel. Les informations sont indicatives. Ce dossier ne peut être transmis à des tiers sans autorisation.