EPENDES
PRAZ

BOIS-D'AMONT
MELLEY



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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:

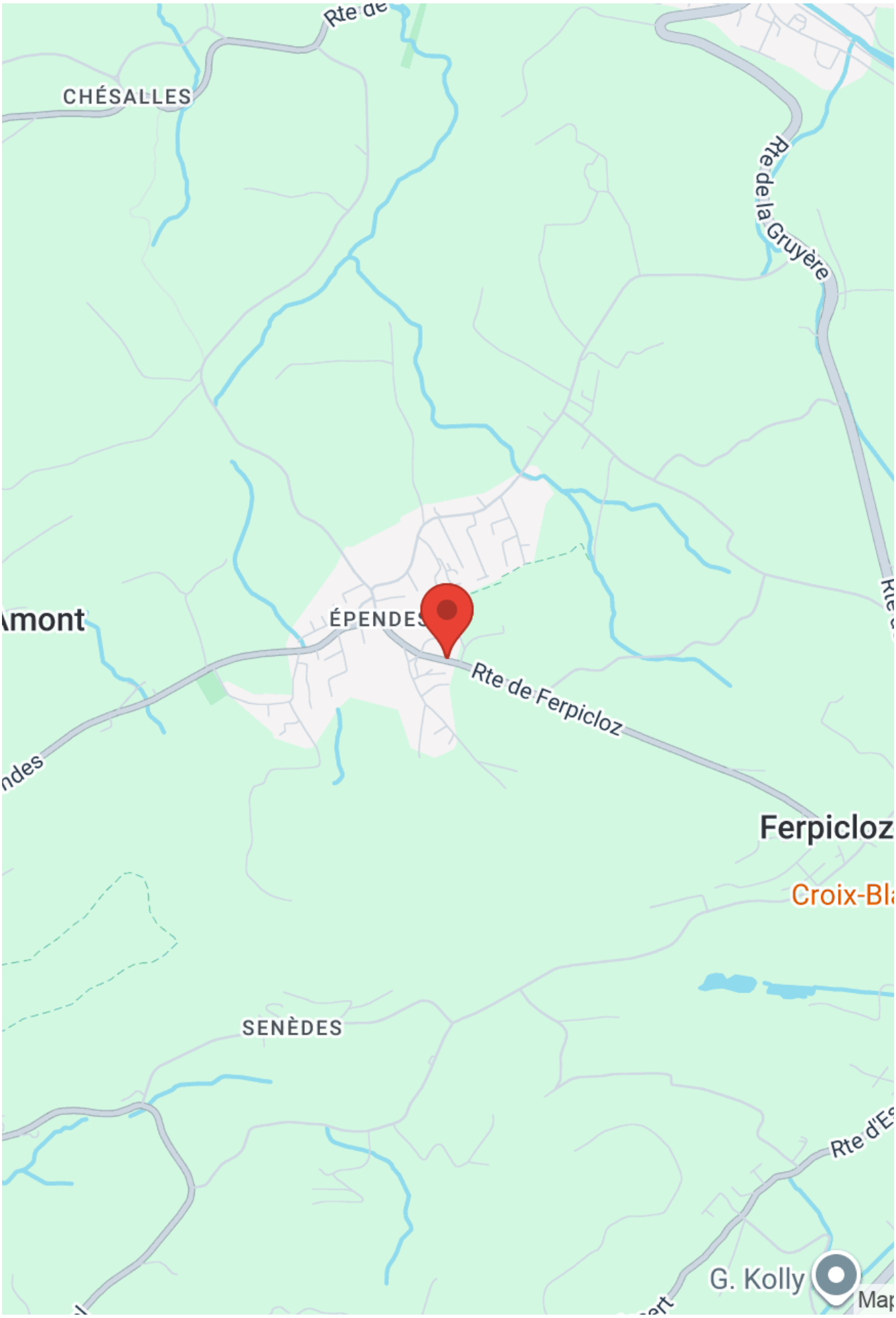
- Fribourg in 10 minutes,

- 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	-


CHÉSALLES
Rte de la Gruyère
ÉPENDES
Rte de Ferpicloz
Ferpicloz
SENÈDES
G. Kolly

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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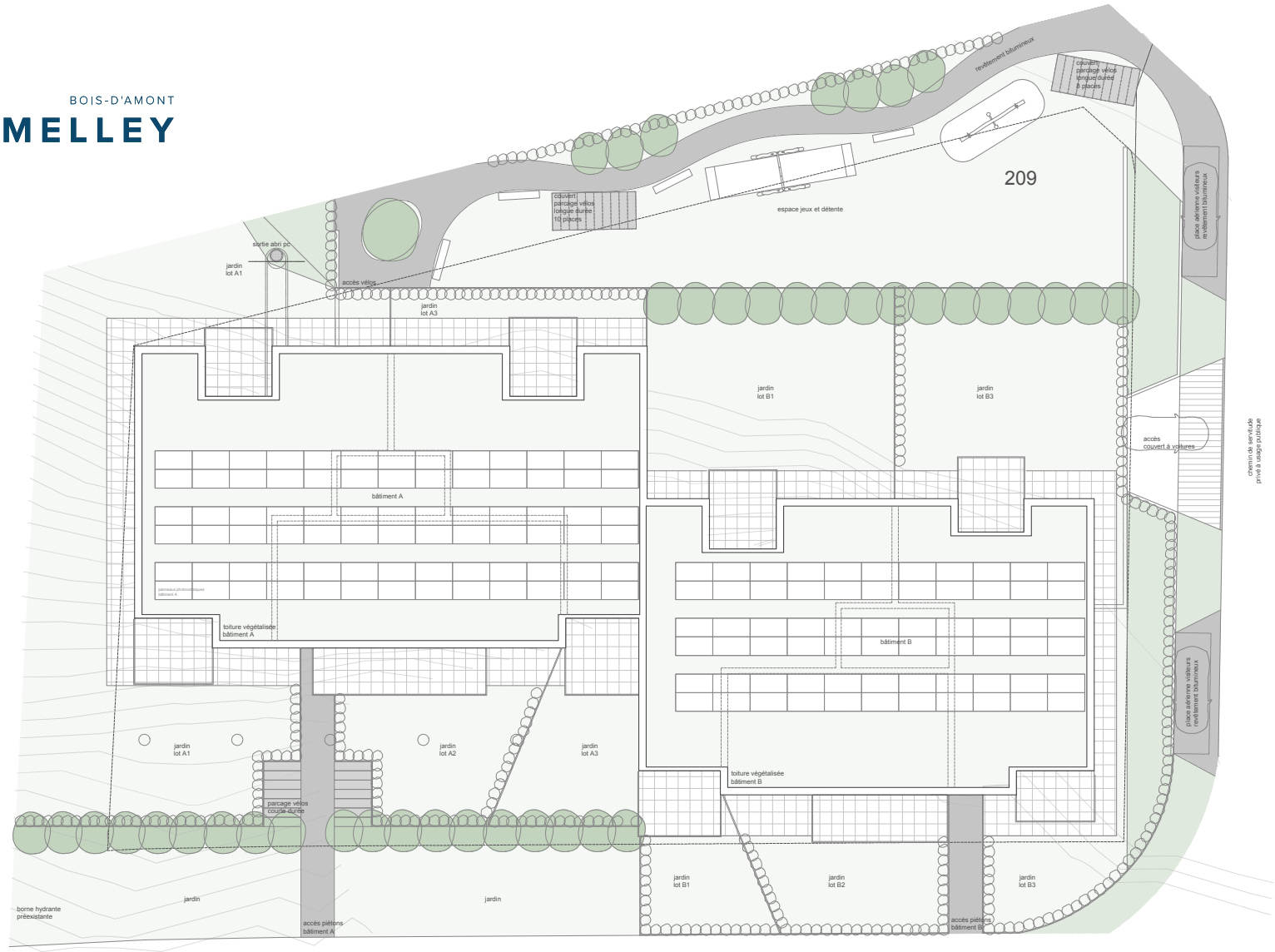
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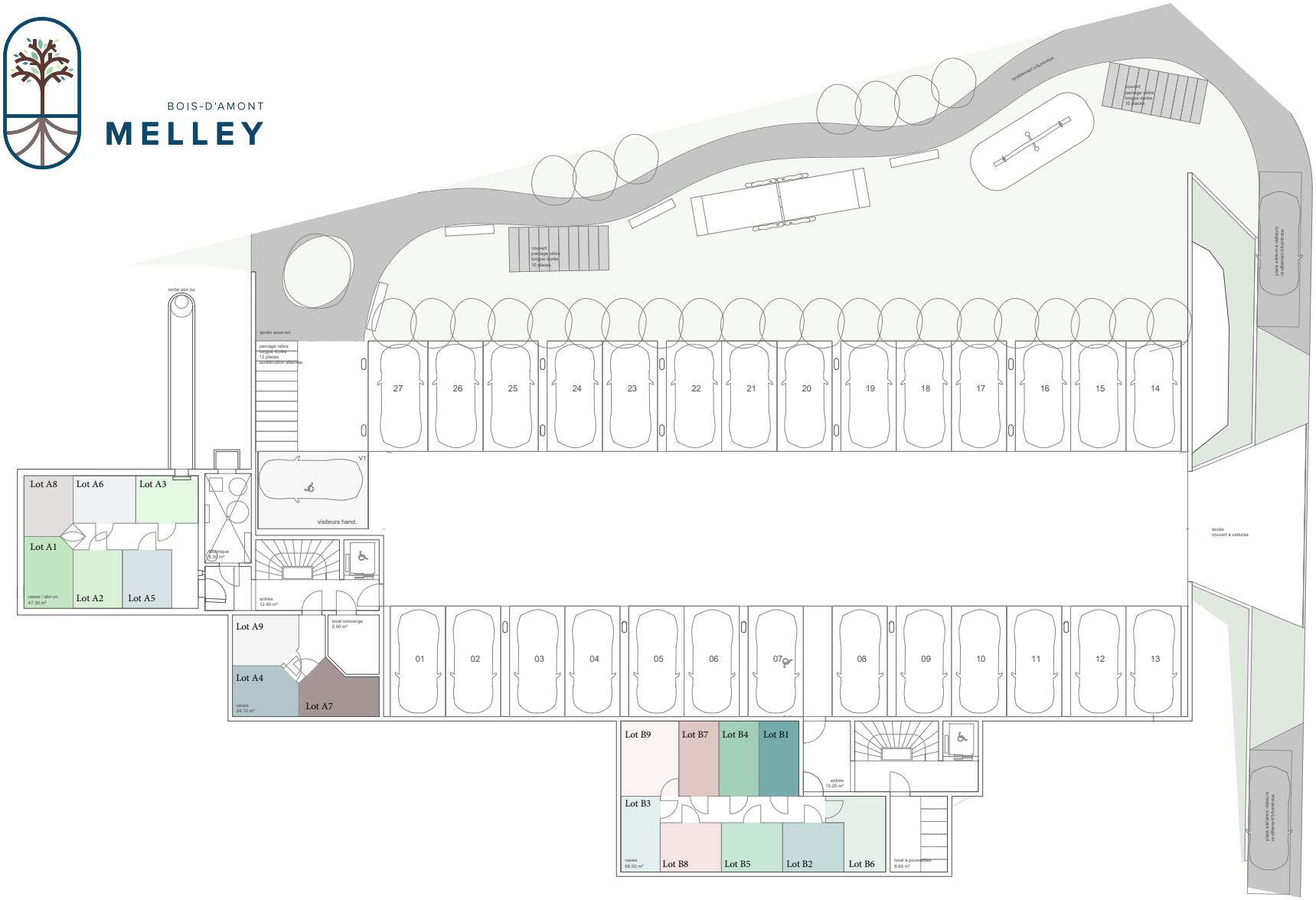


PLAN DE SITUATION

www.praz-melley.ch

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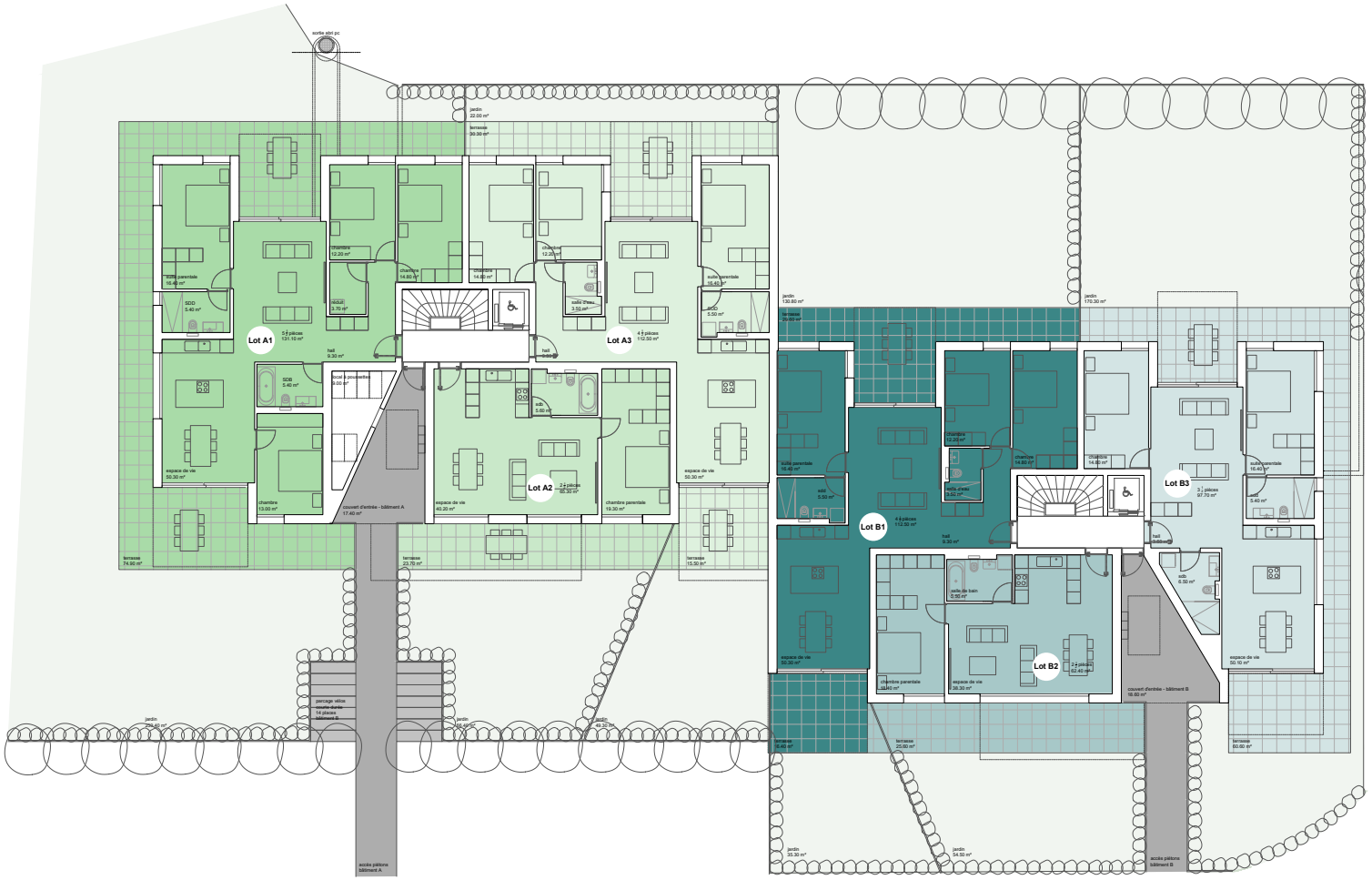
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PARKING

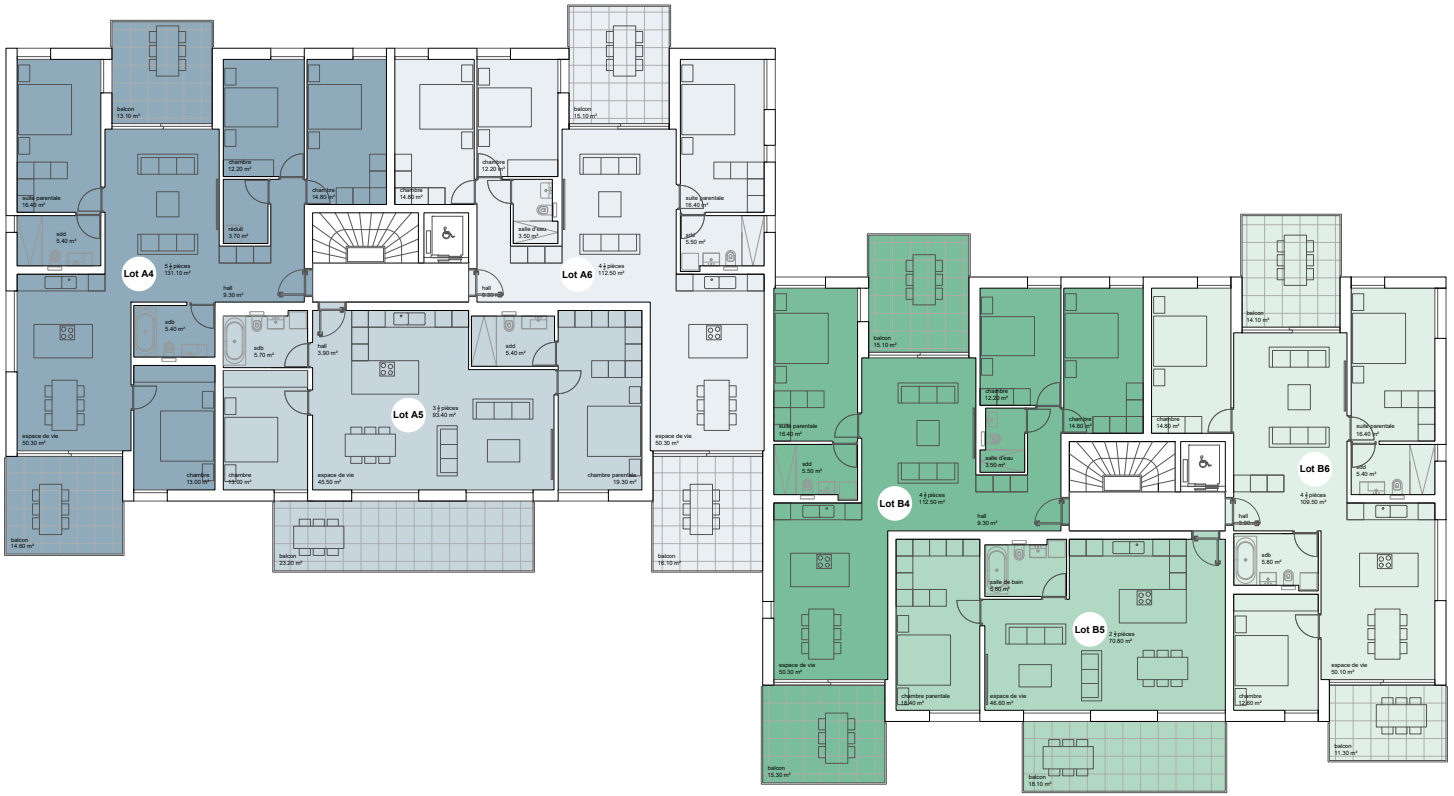
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Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse	Surface de vente	Jardin
A1	**5.5**	S - O	135.90 m²	82.30 m²	163.3 m²	259.40 m²
A2	**2.5**	S	67.30 m²	20.20 m²	74 m²	66.40 m²
A3	**4.5**	S	117 m²	44.60 m²	131 m²	71.30 m²
B1	**4.5**	S	117 m²	44 m²	131.7 m²	166.10 m²
B2	**2.5**	S	64.30 m²	22.10 m²	71.7 m²	54.50 m²
B3	**3.5**	S - E	100.80 m²	60.90 m²	121.7 m²	170.30 m²

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 m²	28.10 m²	150 m²
A5	**3.5**	S	96.80 m²	25 m²	109.3 m²
A6	**4.5**	S	117 m²	31.60 m²	132.8 m²
B4	**4.5**	S	117 m²	30.80 m²	132.4 m²
B5	**2.5**	S	73.20 m²	19.50 m²	83 m²
B6	**4.5**	S - E	113.10 m²	25.30 m²	125.8 m²

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface de vente
A7	**5.5**	S - O	135.90 m²	28.10 m²	150 m²
A8	**3.5**	S	96.80 m²	25 m²	109.3 m²
A9	**4.5**	S	117 m²	31.60 m²	132.8 m²
B7	**4.5**	S	117 m²	30.80 m²	132.4 m²
B8	**2.5**	S	73.20 m²	19.50 m²	83 m²
B9	**4.5**	S - E	113.10 m²	25.30 m²	125.8 m²

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.