



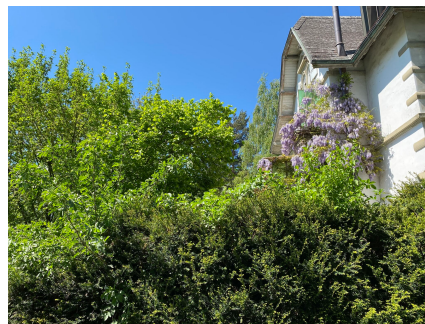
SPACIOUS, BRIGHT AND PEACEFUL 2.5-ROOM APARTMENT ON THE OUTSKIRTS OF F

1752 Villars-sur-Glâne | Ref. : 5379725

CHF 485'000.-

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CH-1752 Villars-sur-Glâne | | **CHF 485'000.-**



DESCRIPTION

The characteristic tranquility of the commune of Villars-sur-Glâne combined with convenience and proximity to the city center!

Currently at the end of renovation work, it will offer you both **the charm of calm** and **the comfort of new**.

Set back from the road, it enjoys a **noise-free environment** as well as a **nice, unobstructed view with no overlooking**.

A **room adjacent to the bedroom** leaves you a **choice of layout (office, dressing room or even future baby room)**.

Shopping centers, transport and services within walking distance will also proportion you a **simple and pleasant daily life**.

And for **first-time buyers: no transfer duties to pay**.

A great opportunity not to be missed!

Contact us now to arrange your viewing.

CHARACTERISTICS

Reference : **#5379725**

Type : **Renovated apartment**

Number of rooms : **2.5**

Number of bedrooms : **1**

Number of bathrooms : **1**

Location floor : **Lower ground floor**

Useful surface : **77 m²**

Year of construction : **1959**

Year of restoration : **2025**

Heating system : **Gas**

Domestic water heating system : **Gas**

Costs : **CHF 378.-/month**

Availability : **To be discussed**

ENERGY EFFICIENCY

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A			
B			
C		C	
D			
E	E		
F			
G			

CONTACT FOR VISITING

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PICTURE(S)



PLAN





Titre du plan
Saisissez votre description ici
N°1 08/07/2024



Plans de projets soumis à une validation technique préalable