



## COMMERCIAL PREMISES IN VILLARS-SUR-GLÂNE

Route du Bugnon 49 | 1752 Villars-sur-Glâne | Ref. : B49

**CHF 250'000.-**

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CH-1752 Villars-sur-Glâne | Route du Bugnon 49 | **CHF 250'000.-**



### DESCRIPTION

Located in Villars-sur-Glâne in a shopping center, 2 min from all amenities, public transport and the train station. It is composed as follows:

- 1 open space of 105 m<sup>2</sup>
- 1 office of 7.8 m<sup>2</sup>
- 1 cafeteria-conference with kitchenette of 16.8 m<sup>2</sup>
- 1 technical room of 10.84 m<sup>2</sup>
- 1 room of 7.14 m<sup>2</sup>
- 1 room of approx. 8 m<sup>2</sup>

Possibility of extension (current state) for rent: 2 closed offices of 13.4 m<sup>2</sup>, WC, 1 archive office of approx. 25 m<sup>2</sup> (not included in sale price, for rent CHF 500.-/month).

This administrative space is part of a condominium comprising the following establishments:

- La Pharmacie des Dailles
- Crèche Communale
- Denner
- Restaurant Fun Lin
- Centre ITS
- Several doctors' surgeries
- Pediatric dentist

This administrative space includes 4 parking spaces for visitors.

### CHARACTERISTICS

Reference : **B49**

Type : **Shopping center**

Location floor : **1st floor**

Number of rooms : **7**

Useful surface : **~ 156 m<sup>2</sup>**

Price/m<sup>2</sup> : **CHF 1'602.56/m<sup>2</sup>**

Year of construction : **1990**

Year of restoration : **2010**

Service costs : **CHF 8'844.-/year**

Service costs/m<sup>2</sup> : **CHF 57.-/year**

Heating system : **Gas**

Availability : **To be discussed**

Inside parking place/s :

**1 | CHF 35'000.- not included**

Access by car: parking spaces are available in front of the Les Dailles shopping center, as well as numerous free spaces in the covered parking lot. Access by bus: line no. 2 (Les Dailles), to the "Rochettes" stop, then enter the center via route du Bugnon 49, and get off at the pharmacy floor

## MUNICIPALITY

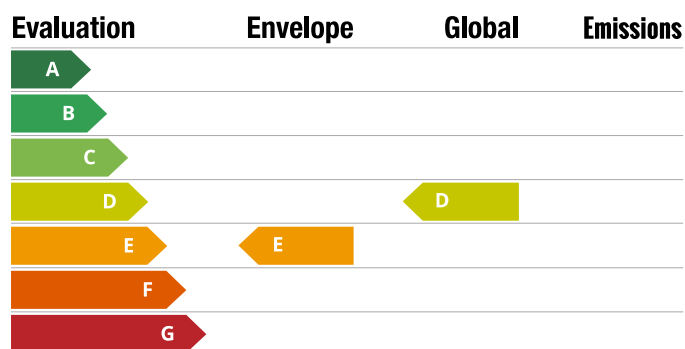
Villars-sur-Glâne is a Swiss municipality in the canton of Friborg located in the district of Sarine. It borders Matran, Corninboeuf, Givisiez, Fribourg, Marly and Hauterive. It is part of the perimeter of the Agglo de Fribourg. Located at the southern entrance to the city of Fribourg, the town of Villars-sur-Glâne has more than 12,000 inhabitants.

## ACCESS

A bus stop n°2 "Les Rochettes" is 150 meters away. The "Fribourg Sud" exit is 2.4km away.

## 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.



## CONTACT FOR VISITING

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## INTERIOR VIEW



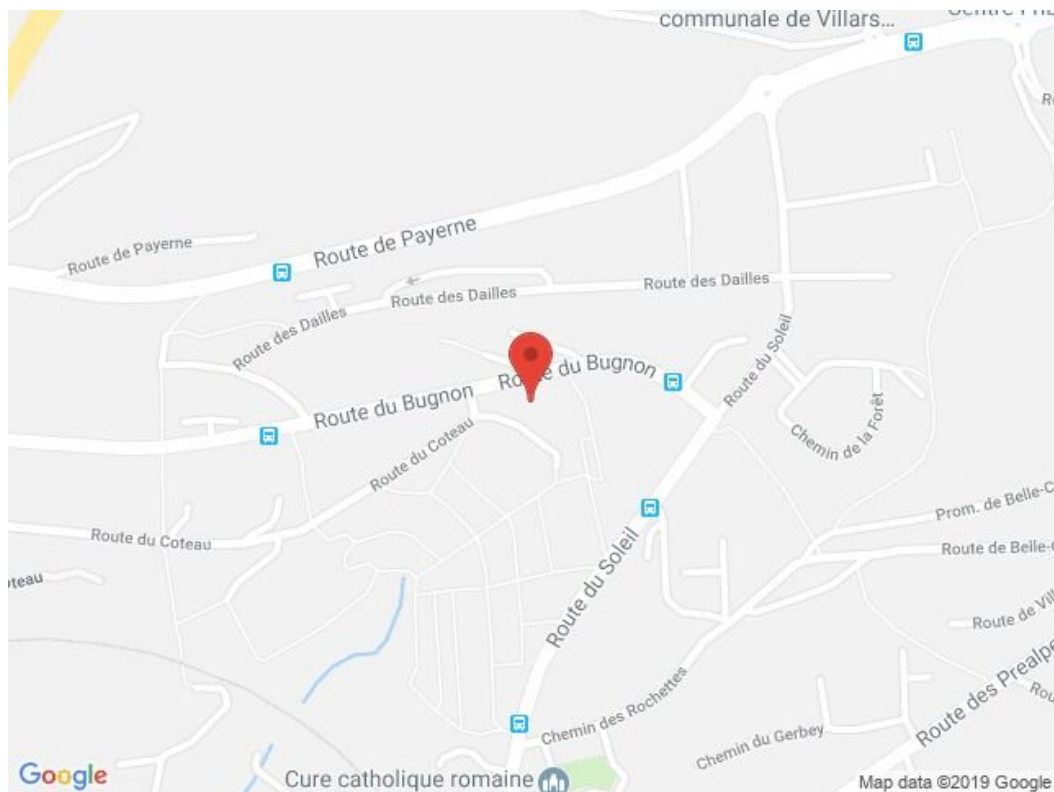




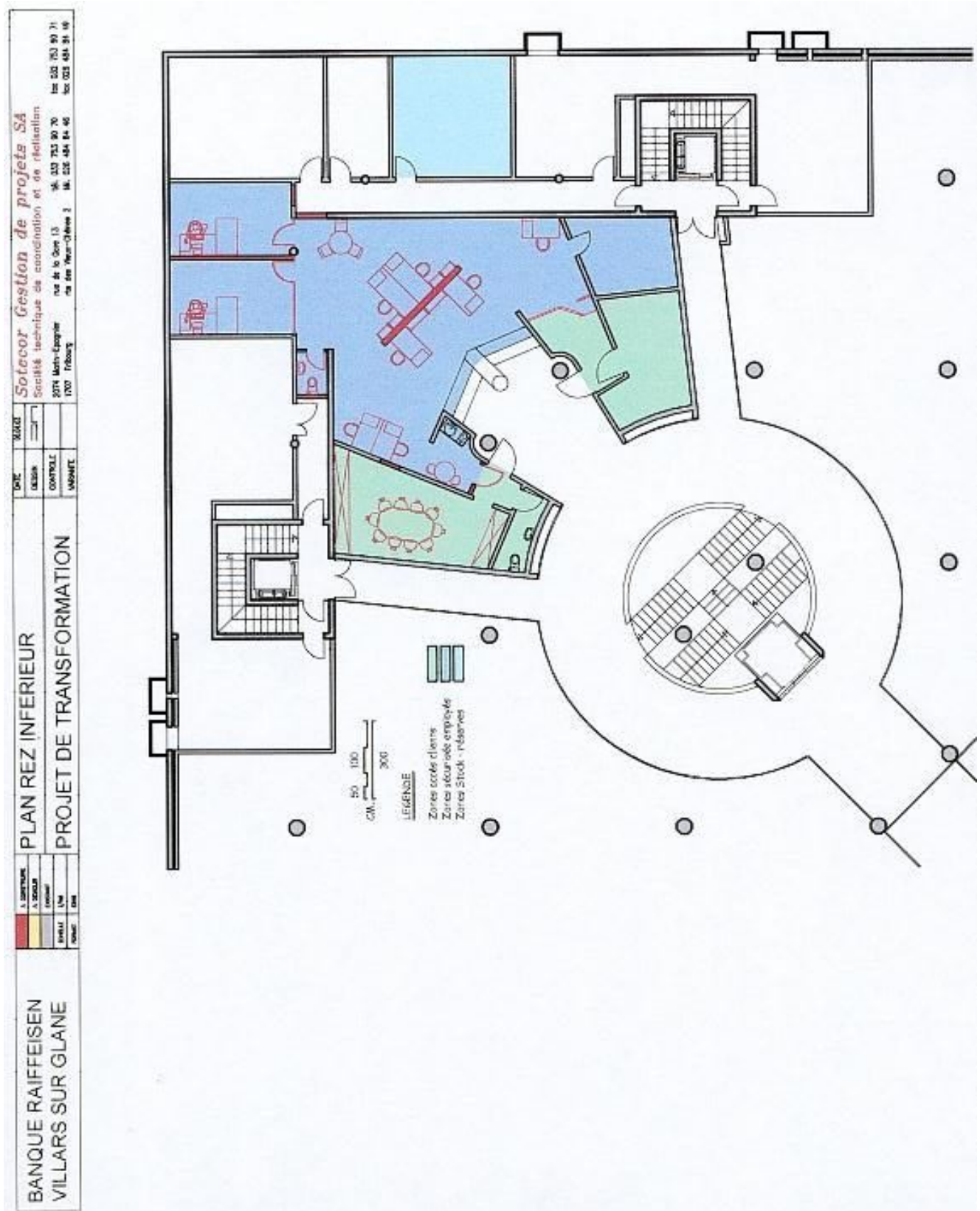
## EXTERIOR VIEW



## PICTURE(S)



## PLAN



## ATELIER D'ARCHITECTURE DOMINIQUE ROSSET SA

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