



MAGNIFICENT VILLAGE HOUSE

Rue de Montsalvens 15 | 1636 Broc | Ref. : Montsalvens 15

CHF 695'000.-

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DESCRIPTION

A rare property to be reinvented in the heart of Gruyère

Between lake and mountains, the commune of Broc captivates with its authentic setting, unspoilt nature and modern quality of life. At an altitude of 718 meters, nestled at the foot of the Fribourg Pre-Alps and the Dent de Broc, it offers stunning panoramic views, generous sunshine and a peaceful atmosphere, just a few minutes from Bulle.

With two train stations - Broc-Village and Broc-Fabrique - and a soft mobility service, Broc is perfectly connected: allow 8 minutes to reach Bulle, 23 minutes to Châtel-St-Denis, 31 minutes to Fribourg and less than an hour to Lausanne.

Famous for housing the Maison Cailler, it is also a gourmet and cultural destination, ideal for families and lovers of living heritage alike.

At a glance:

- Commune of Broc 8 minutes from Bulle, between Fribourg and Lausanne
- Detached house on two levels with convertible attic
- Peaceful, leafy location, close to amenities
- Beautiful renovation potential with light volumes
- Direct proximity to train stations and public transport
- Privileged natural setting, between Pre-Alps, lakes and forests

An interior to be imagined according to your tastes :

This discreetly charming property offers modular space to be reinvented according to your desires. The first floor includes a laundry room, a kitchen to be fitted out and a bathroom equipped with a bathtub and WC. Upstairs, several bedrooms offer peace and privacy, while the attic space, with its skylights, offers great potential for extension

CHARACTERISTICS

Reference : **Montsalvens 15**

Type : **Village house**

Number of bedrooms : **11**

Number of bathrooms : **4**

Living area : **250 m²**

Surface of parcel : **980 m²**

Year of construction : **1677**

Year of restoration : **2007**

Availability : **Immediately**

or the creation of additional living space. Brightness, potential and character make this property a rare opportunity for those wishing to combine nature, authenticity and a personalized project.

For further information or to arrange a viewing, please do not hesitate to contact us. We'll be delighted to accompany you in your discovery of this exceptional property.

CONTACT FOR VISITING

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INTERIOR VIEW







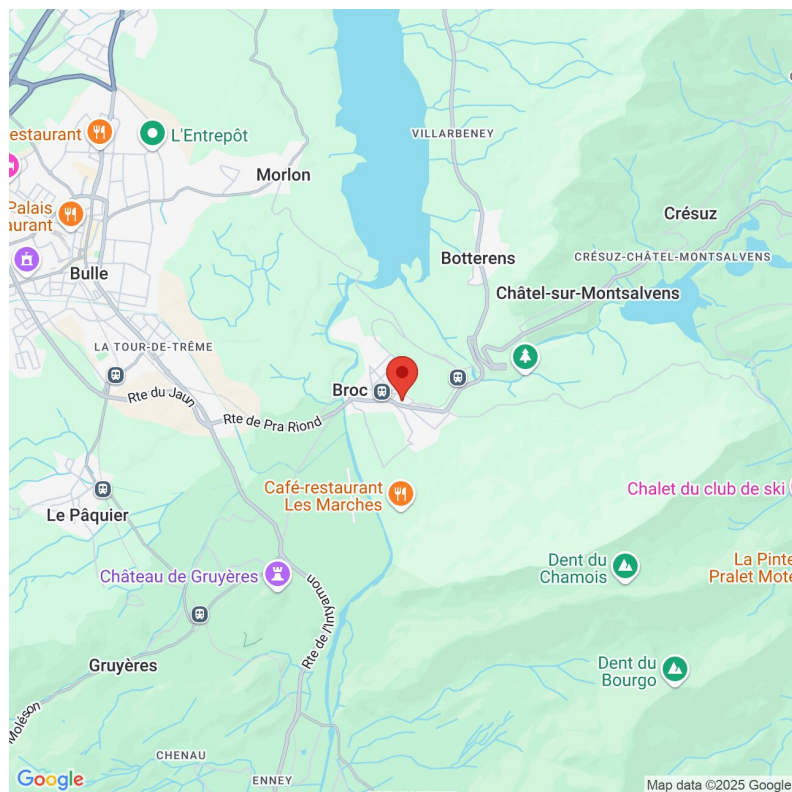
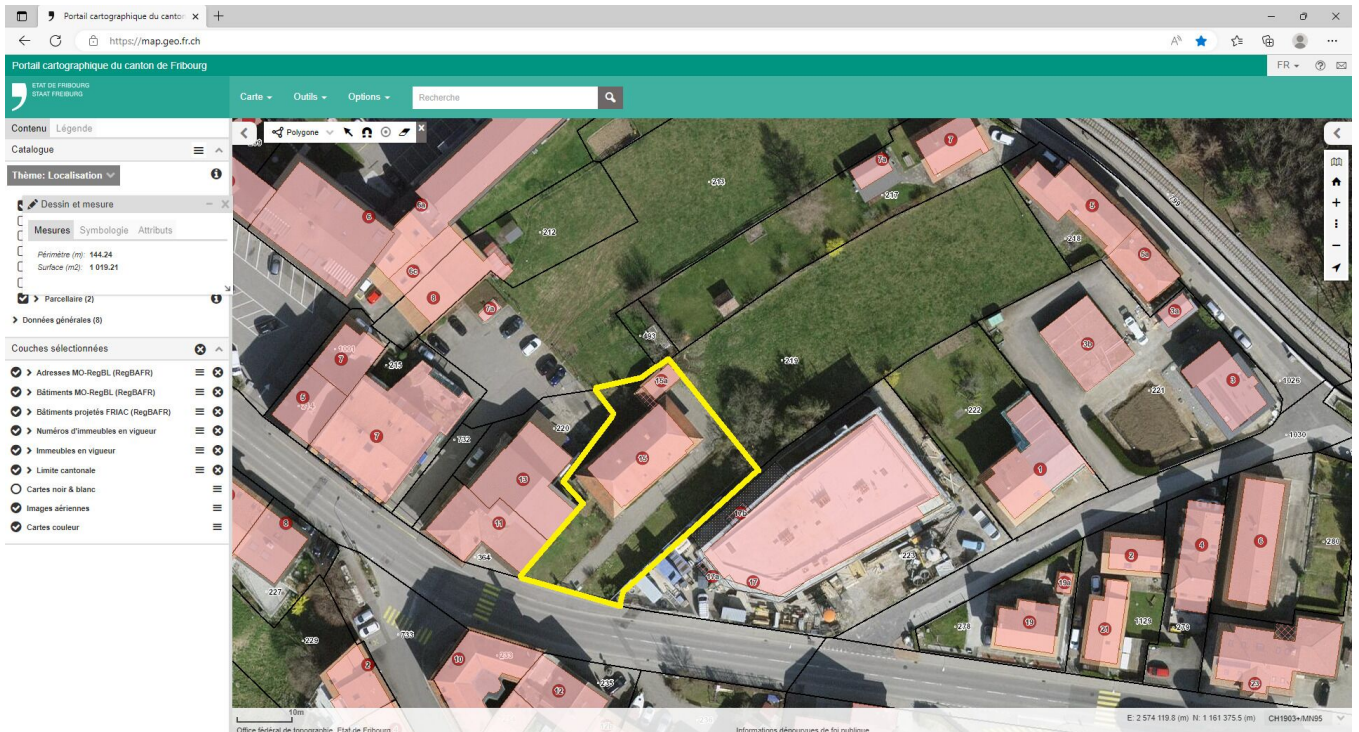


EXTERIOR VIEW





PICTURE(S)



PLAN

