



Accordia-Immo

TWO-FAMILY HOUSE IN ALBEUVE

RUE DE L'ÉGLISE 18

CHF 850'000.-

WWW.ACCORDIA-IMMO.CH





INTRODUCTION

Located in the heart of the charming village of Albeuve, this property comprises two spacious apartments and offers great potential for extension, subject to planning permission. Whether you're looking for a rental investment or a flexible living space, this property is sure to meet your expectations.

Its strategic location is further enhanced by the forthcoming arrival of Rolex in Fribourg, just a few minutes away. This major move will energize the entire region, attracting new residents and boosting the attractiveness of the local real estate sector.

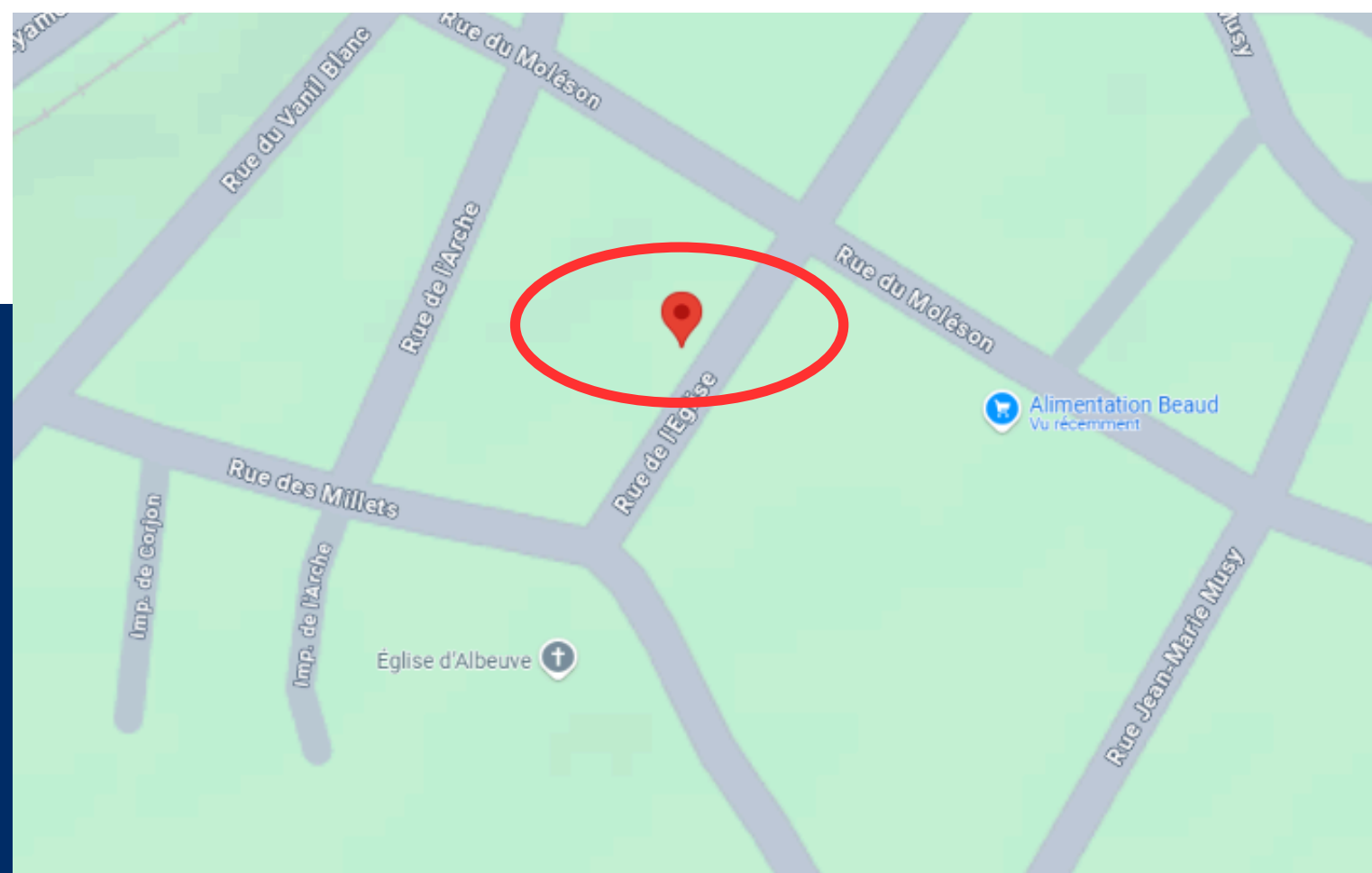
Proximity and amenities

- 2 apartments for a very attractive yield
- Garden with petanque court
- Balcony ideally oriented for relaxing moments
- Proximity to Albeuve train station (5 min away)



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GEOGRAPHICAL LOCATION



Albeuve is a charming Fribourg village nestled in the Intyamone valley, in the heart of the Gruyère region. Authentic, peaceful and surrounded by lush green countryside, it offers an ideal living environment for lovers of nature and tranquillity. Its rural character, friendly atmosphere and proximity to major roads make it a sought-after location for both living and investing.

Location :

Situated around 15 minutes from Bulle and 30 minutes from Fribourg, Albeuve enjoys a peaceful setting.

With the announcement of the arrival of Rolex in Fribourg, the region is experiencing a resurgence of economic and residential interest, promising a definite upturn in the local real estate market.

Environment :

Surrounded by mountains, forests and pastures, Albeuve is an ideal starting point for hiking, biking and snowshoeing in winter. Just a few minutes away, you'll find the charming village of Gruyères with its castle, as well as family-friendly ski resorts such as Moléson and La Berra. The region also abounds in local gastronomic specialities and cultural activities, making Albeuve a little corner of paradise in the heart of the Fribourg Pre-Alps.



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HIGHLIGHTS

1

Strategic location:

- Close to schools and shops in Albeuve.
- With the announcement of the arrival of Rolex in Fribourg, the region is experiencing a resurgence of economic and residential interest, promising a definite upturn in the local real estate market.

2

Idyllic setting:

- Surrounded by forest and magnificent scenery, Albeuve is a well-known starting point for beautiful hikes and is ideally placed for the Berra and Moléson ski slopes.

3

Potential for extension

- This property has a disused barn which, subject to planning permission, could be converted to build 1 or 2 additional dwellings.



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LIVING ROOM

1

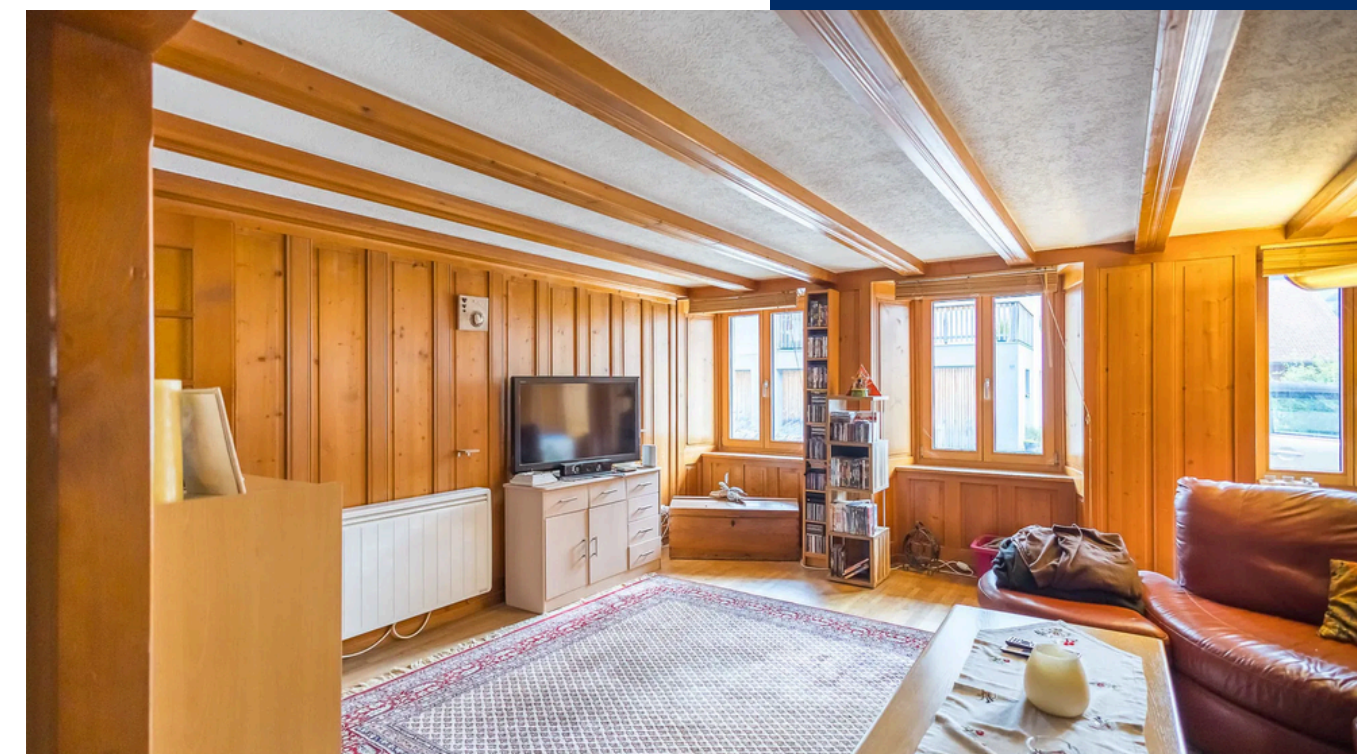
Cosy living room: a warm space opening onto the kitchen to share convivial moments with your guests.

2

The living room is very comfortable and above all large enough to accommodate your friends and family.



Apartment N° 1



Apartment N° 2



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KITCHEN

1

Fully renovated kitchen: Equipped with large sink and dishwasher. Ideal for cooking enthusiasts looking for comfort and efficiency.

2

Fully-equipped kitchen: old-fashioned charm with large sink. Ideal for family meals.

Apartment N° 1



Apartment N° 2





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BATHROOM / SHOWER ROOM



Apartment N° 1

Bathroom with bath, washbasin and WC.



Apartment N° 2

Modern bathroom with shower, large washbasin and WC, plus laundry column.

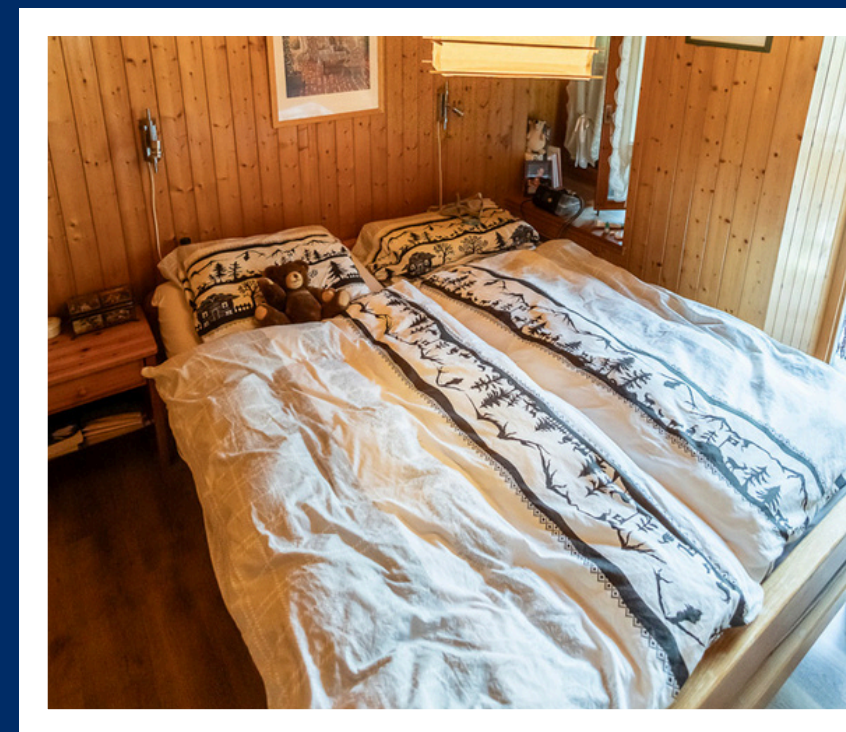
BEDROOMS

Apartment N°1:

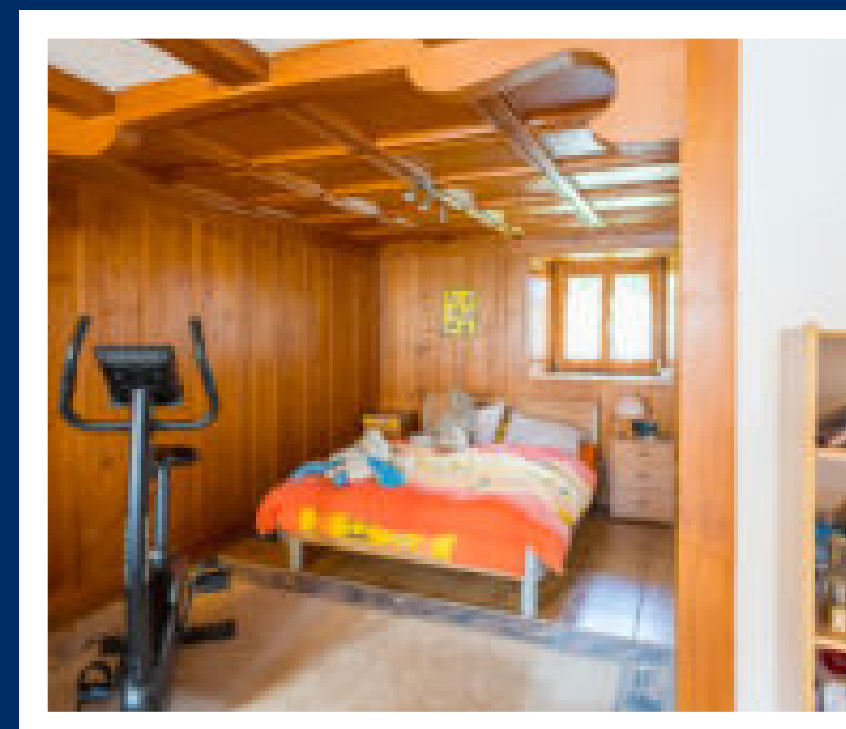
Enjoy a bright room overlooking the balcony

Apartment N° 2:

This room, attached to the living room, would create a cosy space as well as separating them into two separate rooms.



Apartment N°1



Apartment N° 2



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OTHERS ROOMS

1

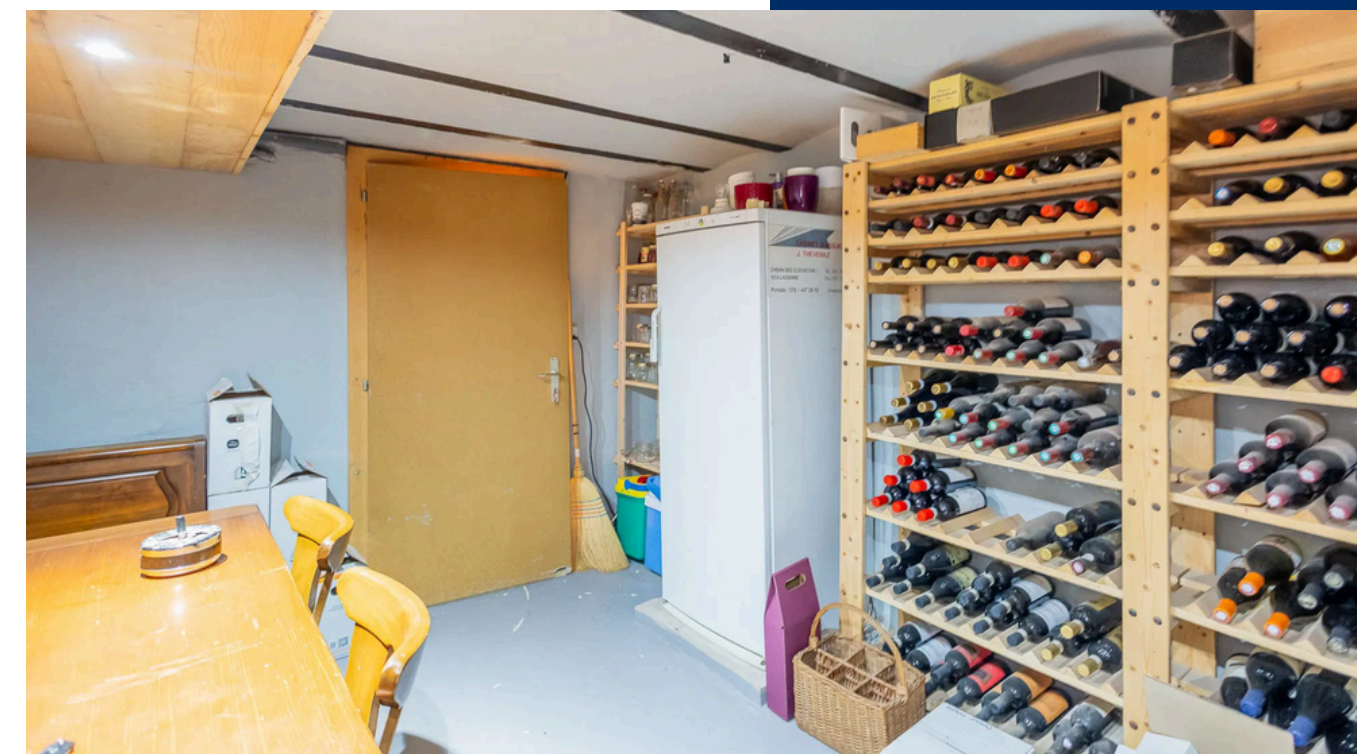
Bedroom and office in the attics can be adapted to your needs.

2

A wine cellar is located in the basement to store your best bottles.



Apartment N° 1



Apartment N° 2

OUR TEAM



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OUR SERVICES

PROPERTY VALUATION & SALE

A comprehensive, accurate and secure service

At Accordia Immo, we put our expertise to work for you when it comes to selling your property.

It all starts with a rigorous, no-obligation valuation, based on an in-depth analysis of the local market, the characteristics of your property and recent comparative data.

- We then accompany you through every stage of the sale:
Professional promotion (photos, videos, home staging)
- Targeted advertising on the best channels Visit management and buyer follow-up
- Negotiation and solvency checks
- Support right through to signing at the notary's office

Transparency, efficiency and results are the cornerstones of our approach. With Accordia Immo, you can sell with confidence.

MORTGAGE FINANCING

Defining the right financing is essential if you want to make your property project a reality. At Accordia Immo, we'll help you with every aspect of your mortgage.

- Personalised analysis of your financial situation
- Comparison of the best offers on the market
- Neutral and transparent advice
- Support right through to approval of your loan

Save time and money thanks to our network of banking partners and our local expertise.



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