



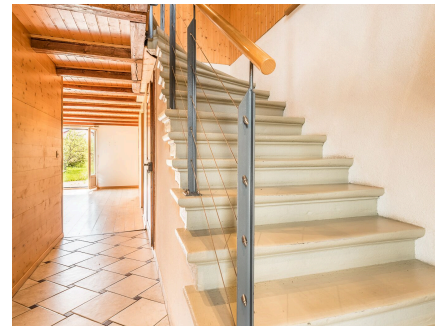
UNIQUE HOUSE WITH VIEW OF THE MOLÉSON AND LAND OF 430 M2

Rue du Biffé 7 | 1636 Broc | Ref. : Maison Broc

CHF 780'000.-

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DESCRIPTION

Spacious house with view of Le Moléson!

Ideally located between lake and mountains and benefiting from all modern infrastructures, the commune of Broc offers an ideal living environment. It benefits from a particularly calm and sunny environment.

Broc is located in the Gruyère district at an altitude of 718 meters, at the foot of the Fribourg Pre-Alps and more precisely at the foot of the Dent de Broc. The commune benefits from its proximity to both the Lac de la Gruyère and the Intyamon. The town offers an ideal living environment for families, sports enthusiasts and anyone wishing to benefit from the infrastructure of a small town and close proximity to nature.

Just 8 minutes from Bulle, 23 minutes from Châtel-St-Denis, 31 minutes from Fribourg and 48 minutes from Lausanne - an ideal geographical location. The municipality also has two railway stations, Broc-Village and Broc-Fabrique. It also promotes soft mobility, with a variety of electric scooters available in the area.

Just 7 minutes from Bulle, this residence is composed as follows:

first floor: approx. 68 m2

Fitted kitchen with pantry;
Living room with dining area and wood-burning stove;
Bedroom with WC;
Hall with small closet;

CHARACTERISTICS

Reference : **Maison Broc**

Type : **Single family house**

Number of rooms : **5.5**

Number of bedrooms : **4**

Number of bathrooms : **2**

Living area : **204 m²**

Surface of parcel : **430 m²**

Availability : **Immediately**

Paved terrace with garden.

1st floor approx. 68 m2

Corridor with parquet floor;
Bathroom with WC, bath, shower, washbasin and dressing room;
2 bedrooms with parquet floors.

2nd floor - Attic space approx. 68 m2

1 attic;
Bedroom with parquet floor and private shower room with WC/shower.

In addition, there is a garden shed (DIY room) which will be demolished as soon as the new building project begins.

For further information, the entire Gérance C team is at your disposal

CONTACT FOR VISITING

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PICTURE(S)









