

**FOR SALE: RENOVATED
APARTMENT**

1526 Cremin

CHF 890'000.-



157 m²

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DESCRIPTION

Behind the traditional charm of a village home lies an interior you might not necessarily expect to find here.

This spacious **duplex** plays with the use of space and features, in particular:

On the ground floor, a beautiful, large bedroom, a spacious bathroom, an office area, and an open kitchen **that can be adapted to suit your needs** (additional bedroom, office, walk-in closet, children's area, or multipurpose room)

Upstairs: A **spacious loft-style living room**, an open and versatile space that allows everyone to envision their own way of living in it: large living areas, a library, a creative space, an office, or various relaxation zones...

But the experience doesn't stop indoors.

The duplex features a generous **private garden of approximately 235.9 m²**, allowing you to naturally extend your living space outdoors and fully enjoy the tranquility of the countryside. Here, the surroundings are truly an integral part of the property.

Cremin is a peaceful and authentic village, surrounded by farmland and offering views of the Broye hills and the peaks of Fribourg. It boasts a preserved countryside atmosphere, just a few minutes from Lucens and its amenities.

A unique apartment for those seeking the spaciousness and character of a village home, the freedom of a loft, and the pleasure of a large garden.



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CHARACTERISTICS

Reference: AtticaDuplexCremin

Location floor: 1st floor

Living area: 157 m²

Useful surface: 233 m²

Garden surface: 235.9 m²

Year of construction: 1860

Year of restoration: 2013

Heating system: Wood

Domestic water heating system: Wood

Availability: To be discussed

CONTACT FOR VISITING

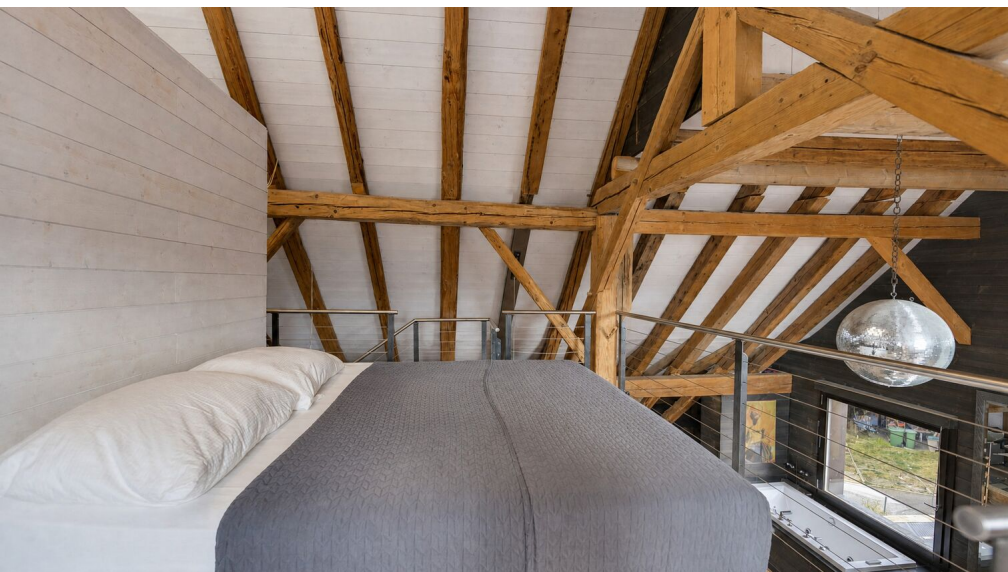
Attica Immobilier

Mrs. Carole RAPIN

E-mail : c.rapin@atticaimmobilier.ch

Phone : +41 79 235 25 38

Mobile : +41 79 235 25 38



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DISTANCES

Public transports	660 m
Primary school	2.4 km
Shops	2.1 km
Restaurants	920 m

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Living area	157 m²
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Heating system	Wood
Domestic water heating system	Wood
Heating installation	Radiator
Availability	To be discussed

CONVENIENCES

Neighbourhood

- Park
- Green
- Bus stop
- Child-friendly

Outside conveniences

- Terrace/s
- Garden
- Exclusive use of garden
- Greenery
- Parking
- Public parking
- Visitor parking space (s)

Inside conveniences

- Fireplace
- With front and rear view
- Natural light
- Exposed beams
- With character

Equipment

- Washing machine
- Dryer
- Shower
- Bath

Floor

- Tiles
- Parquet floor

Condition

- Very good

Orientation

- North
- South
- East
- West

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POUR PLUS D'INFORMATION
RAPIN CAROLE

+41 79 235 25 38
c.rapin@atticaimmobilier.ch
www.atticaimmobilier.ch



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