



FOR SALE: RESIDENTIAL BUILDING

1526 Cremin

CHF 1'490'000.-



340 m²



660 m²

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DESCRIPTION

In the heart of the village of Cremin, in a peaceful setting overlooking the agricultural landscapes of the Broye Valley and the peaks of Fribourg, this village property offers a residential investment opportunity that is as attractive as it is unique.

The property currently consists of **three separate units**: two 2.5-room apartments on the ground floor and a spacious duplex on the upper floors.

Based on projected rental income, the three units represent a **projected annual rental yield of just over 4%**, to which the income from an additional unit could eventually be added.

The property indeed still has **potential to accommodate the creation of an additional unit**, subject to the necessary permits. This is a particularly attractive prospect for an investor looking to gradually develop and optimize their asset.

The countryside without the isolation

While Cremin charms with its tranquility and rural character, its location allows for quick access to several major centers in the region.

Lucens and its amenities are just a few minutes away, while Payerne, Yverdon-les-Bains, Lausanne, and Bern remain easily accessible.

This location thus allows you to combine **quality of life in the countryside with proximity to the main economic hubs of French-speaking Switzerland**, a particularly attractive feature from a rental perspective.

An opportunity to acquire a **small, intimate residential building**, offering multiple sources of income, an attractive setting, and potential for further development.



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CHARACTERISTICS

Reference: AtticaImmeubleCremin

Year of construction: 1860

Year of restoration: 2013

Surface of parcel: 660 m²

Garden surface: 491.7 m²

Useful surface: 340 m²

Volume: 1744 cbm

Heating system: Wood

Domestic water heating system: Wood

Availability: To be discussed

CONTACT FOR VISITING

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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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CHARACTERISTICS

Reference	AtticalmmeubleCremin
Surface of parcel	660 m ²
Terrace surface	33.8 m ²
Cellar surface	21.6 m ²
Volume	1744 cbm
Year of construction	1860
Year of restoration	2013
Heating system	Wood
Domestic water heating system	Wood
Heating installation	Radiator, Floor
Availability	To be discussed
Useful surface	340 m ²

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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