

*Relax by
an idyllic lake*

STYLISH OWNER-OCCUPIED APARTMENTS IN FAUG



AN EXCITING INTERACTION

CONSERVATION OF TYPICAL FARMHOUSE FEATURES COMBINED WITH SCANDINAVIAN UNDERSTATEMENT MAKES THIS PROPERTY PARTICULARLY ATTRACTIVE

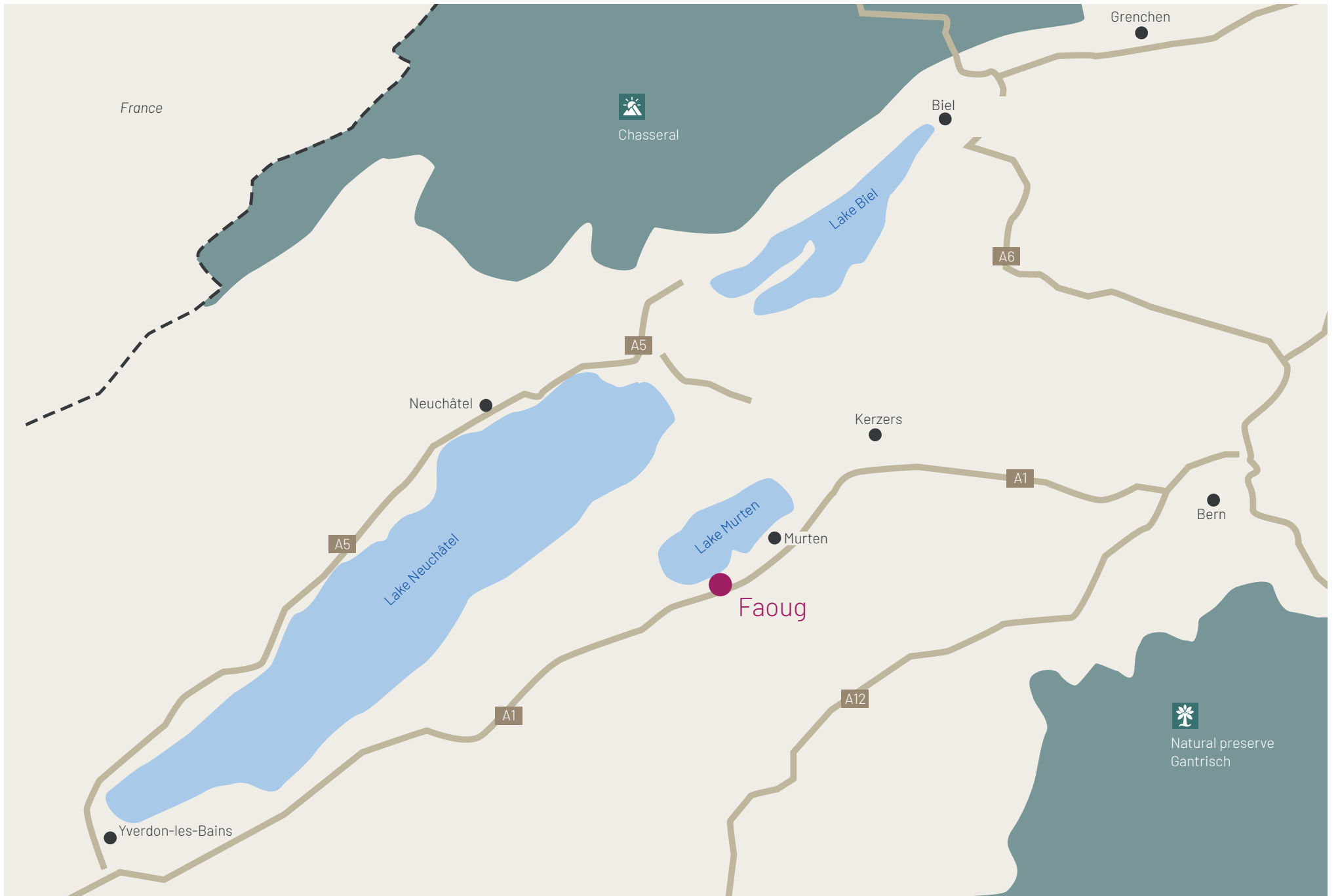
Everything in this updated farmhouse is of the finest quality. The understated elegance of the customised interior fittings in a fascinating contrast to the preserved farmhouse features makes these properties truly exceptional. Out of just six residential units, three unique properties are now ready to move in:

- No. 3 | 6 room maisonette on the ground floor with an area of around 250 m²
- No. 5 | 7 room maisonette on the top floor with an area of around 275 m²
- No. 6 | 6.5 room maisonette on the top floor with an area of around 240 m²

During the modernisation project, the landowner was guided by the charm of the farmhouse and set great store by ample space and understated design. The asymmetrical division of the apartments and open rooms rising up to three living levels with high ceilings provide an unusually spacious environment for the occupants. Expansive farmhouse hallways and the many big windows extending down to floor level with a wide-open view onto the garden park all encourage rest and relaxation.

The apartments have an open entrance lobby with a minimalist cloakroom. This combination creates an inviting atmosphere as soon as you set foot in the apartment. The open plan kitchen, dining and living zone is the shared central highlight of the apartment. With its high-quality kitchen appliances, ranging from a baking oven to a steamer, every keen cook will be able to craft culinary delights here. The direct link to the upper floor via a retro staircase is a special highlight. The spacious bedrooms are situated on the upper floor, like an oasis of calm and relaxation where you wake up in the morning fully rested. The top-quality interior fittings are rounded off by a special wellness bathroom with a freestanding bathtub and walk-in shower. Each apartment also has its own laundry room.





MACRO-SITUATION

FAOUG: CLOSE TO THE TOWN BUT EMBEDDED IN NATURE

With just 904 inhabitants, the picturesque locality of Faoug lies on the Southern shore of idyllic Lake Murten in the French-speaking Swiss Canton of Vaud. It is part of the Geneva-Lausanne metropolitan area. Lake Murten region is a popular destination for relaxing local excursions with a wide range of leisure opportunities and traditional culinary delicacies. Around Lake Murten, fascinating hiking trails wend their way through the peaceful vineyard landscape.

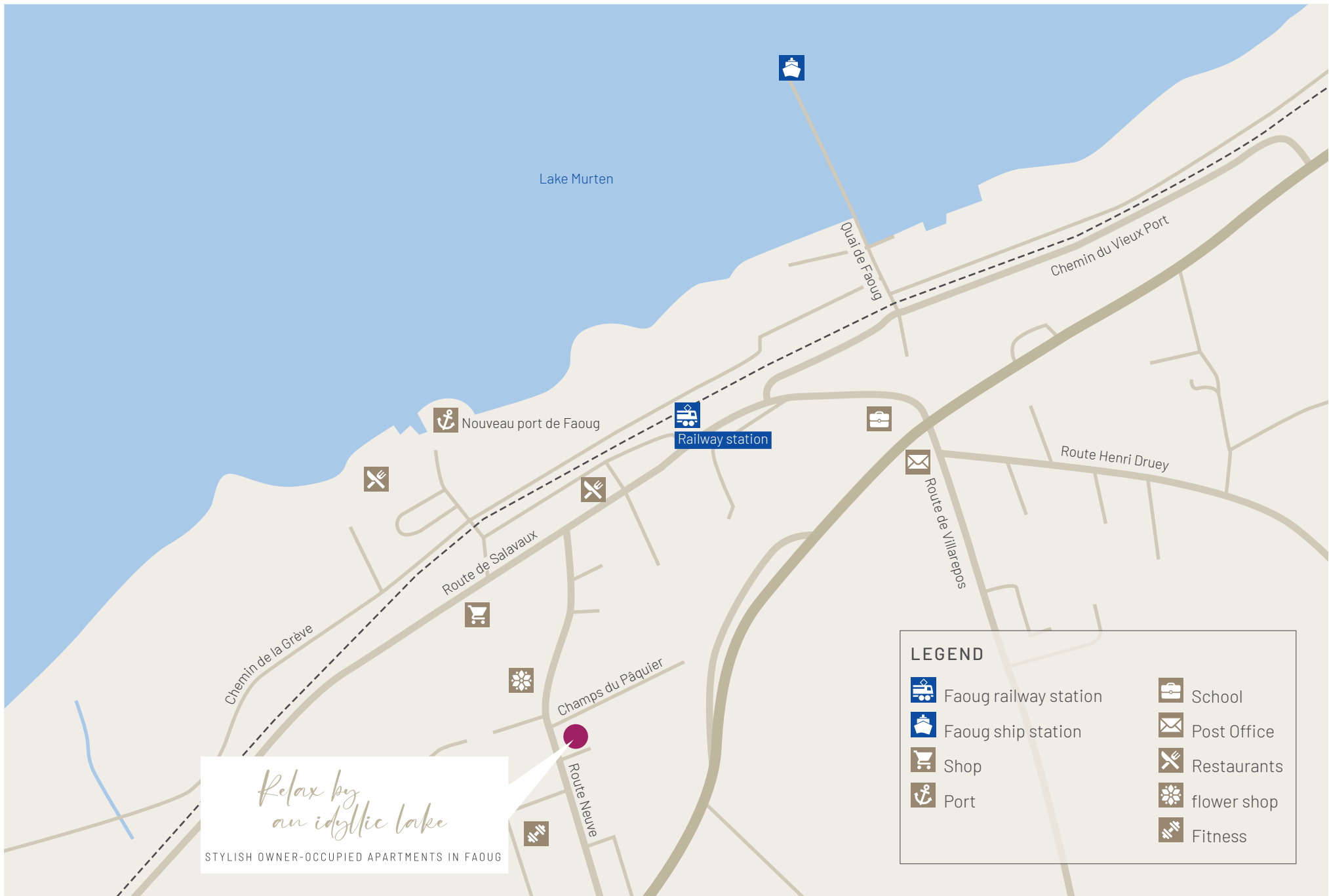
The locality is within easy reach of Bern, Fribourg and Lausanne, the cantonal capital. Faoug is on the A1 motorway. At the heart of the village, a suburban railway station is served by two lines. The locality has its own "Faoug débarcadère" ferry terminal with a landing stage and small bathing beach with an adjoining children's playground.

Faug charms its residents and visitors alike as an ideal place to get away from it all.

DISTANCES

Restaurants	100 m
Railway station	260 m
Lake Murten	550 m
Shops	3 km
Schools	5 km
Motorway	5 km
Fribourg	15 km
Lake Neuchâtel	20 km
Neuchâtel	30 km
Bern	35 km





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LEGEND

Faoug railway station	School
Faoug ship station	Post Office
Shop	Restaurants
Port	flower shop
	Fitness

MICRO-SITUATION

ROUTE NEUVE 5 - A PLACE TO FEEL AT HOME

The sought-after and luxurious properties for sale are part of a charming, modernised farmhouse building at Route Neuve 5 in Faoug on an attractive site in the immediate vicinity of Lake Murten. The residential locality is a place where people feel truly at home, especially with a view over the garden park on the southern side of the building. Visitors are only too happy to linger here. The opportunities for excursions just outside the building, on foot, by cycle or ship, make the hearts of everyone in search of rest and relaxation beat faster.

The centre of Faoug with its iconic restaurants, famous “La Ferme Aebischer” farm shop, boatyard and railway station, are all within easy walking distance of just four minutes.

Route Neuve lies on the Route de Salvaux main road close to the expressway, which leads directly to Bern or Lausanne, but is nevertheless very centrally located in Faoug. Apart from easy access and a central location, future Route Neuve 5 residents can look forward to wonderful rest, leaving the stress of everyday life far behind them. Lying as it does in a sparsely populated residential area, the modern farmhouse guarantees maximum privacy and delightful proximity to nature.



PARKING SITUATION

- Apartment No. 3: No. 8 and 9
- Apartment No. 5: No. 5 and 6
- Apartment No. 6: No. 10 and 11

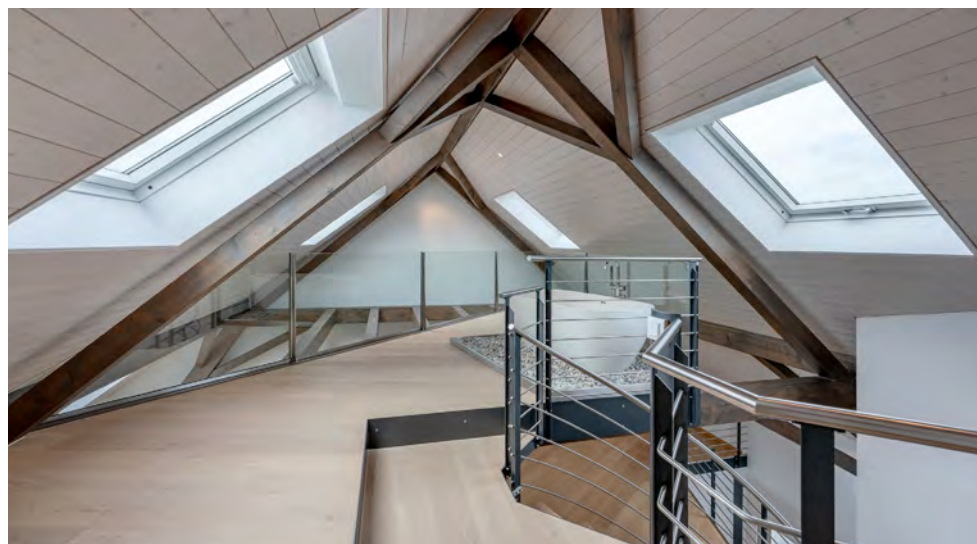




7 ROOM MAISONNETTE

Apartment No. 5 - basement/upper floor/attic/gallery

Residential Area: around 275 m²







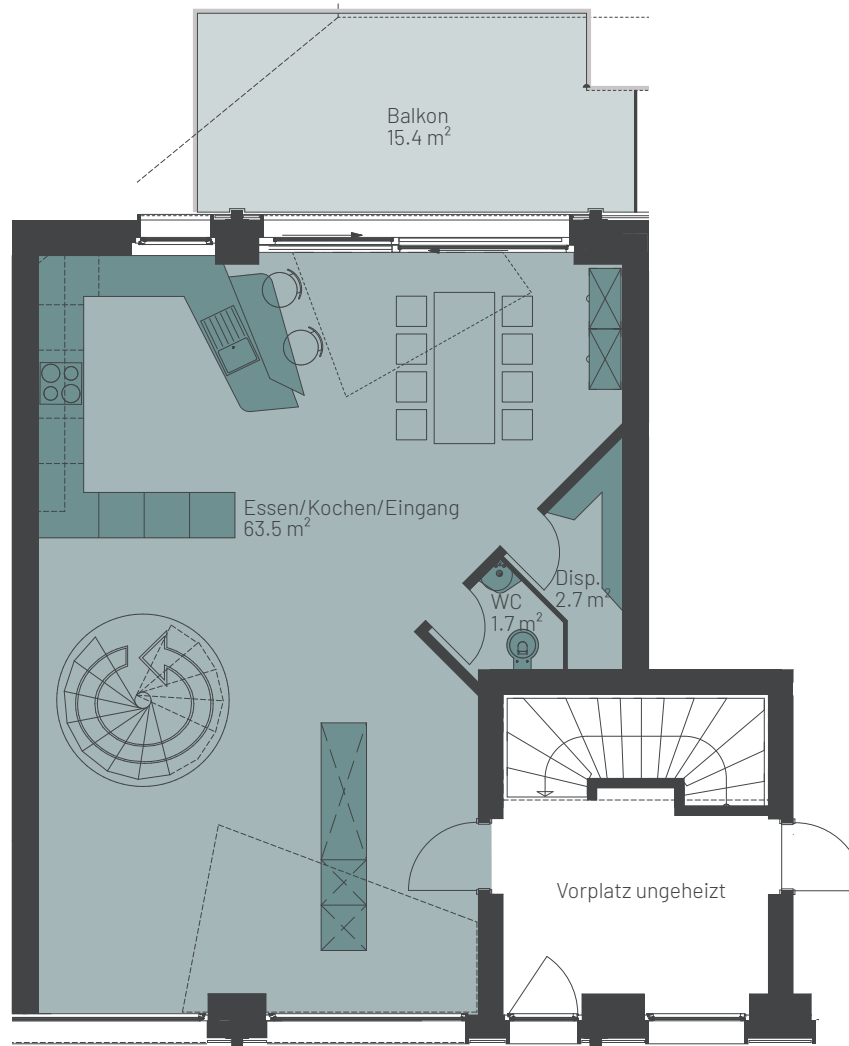


7 ROOM MAISONNETTE

Apartment No. 5

Residential Area: around 275 m²

Upper floor



All details are approximate. The right is reserved to make alterations.

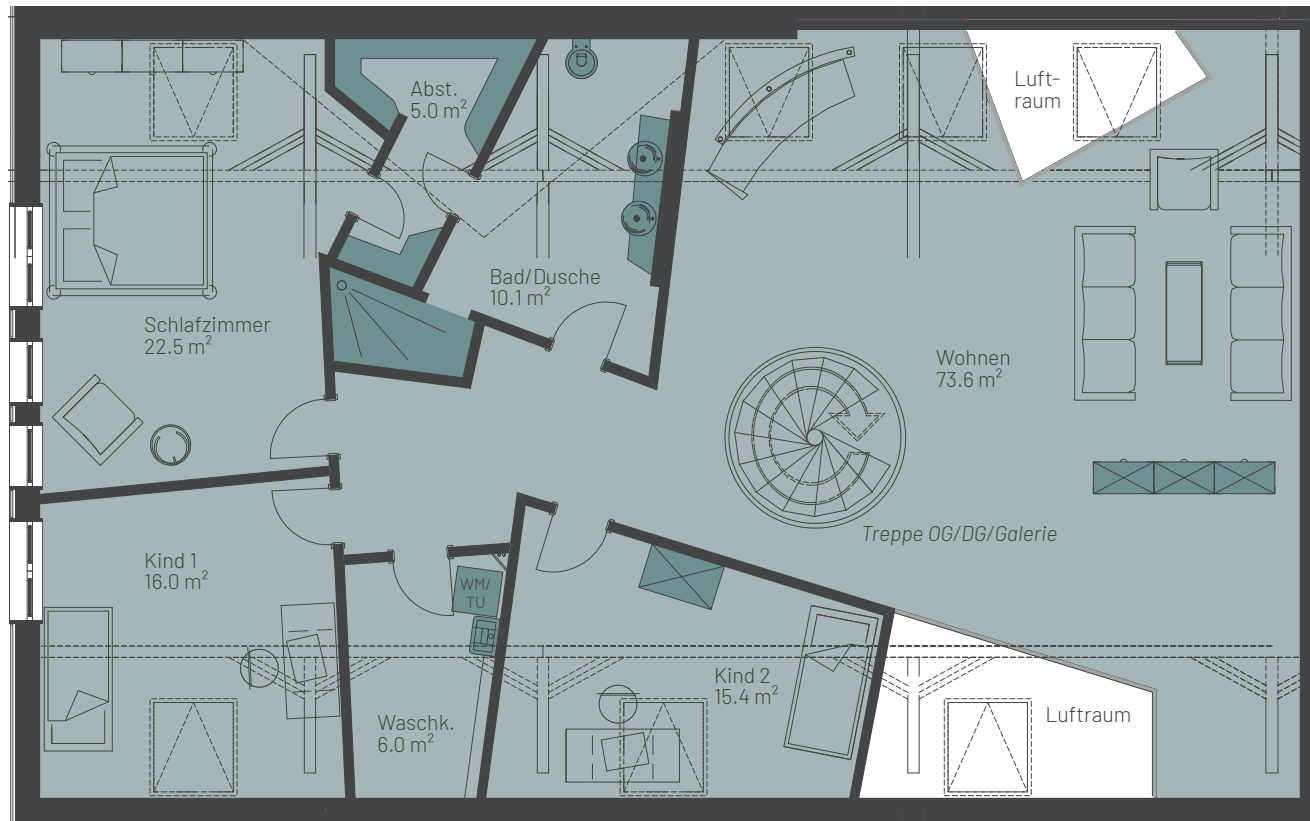


7 ROOM MAISONNETTE

Apartment No. 5

Residential Area: around 275 m²

Attic



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7 ROOM MAISONNETTE

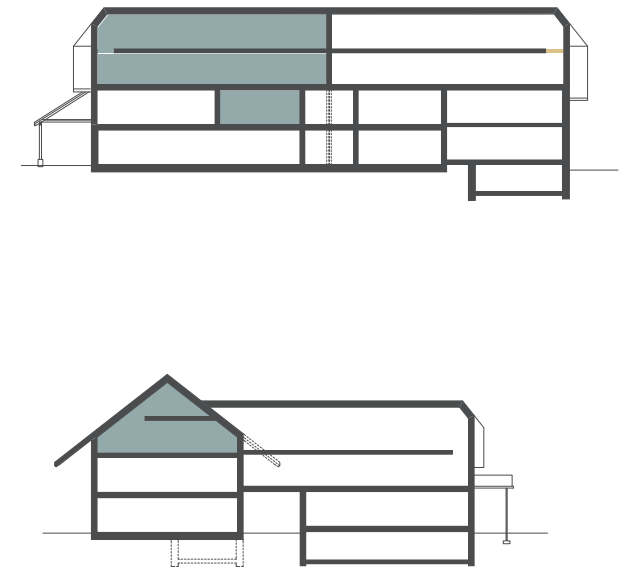
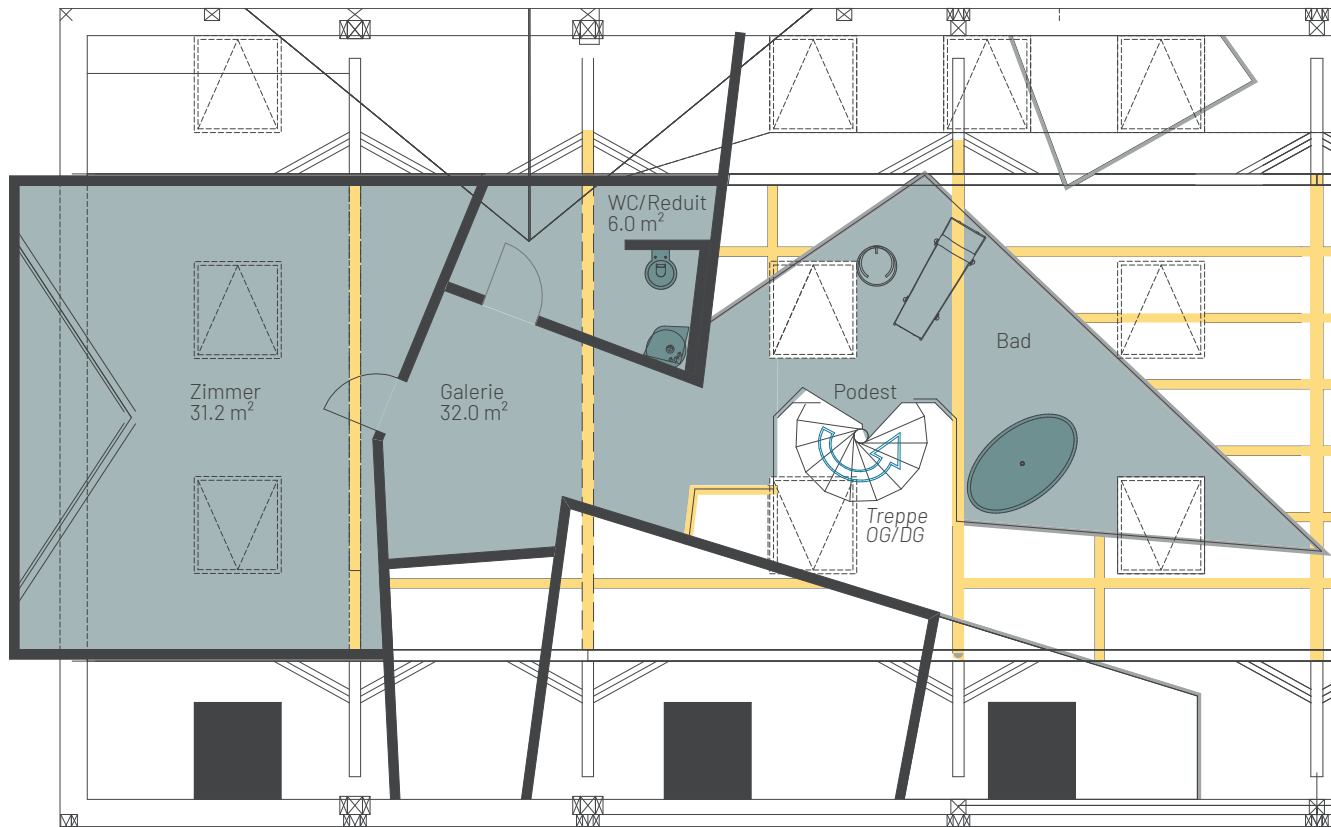
Aparment No. 5

Residential Area: around 275 m²

Gallery

Floor overview

All details are approximate. The right is reserved to make alterations.



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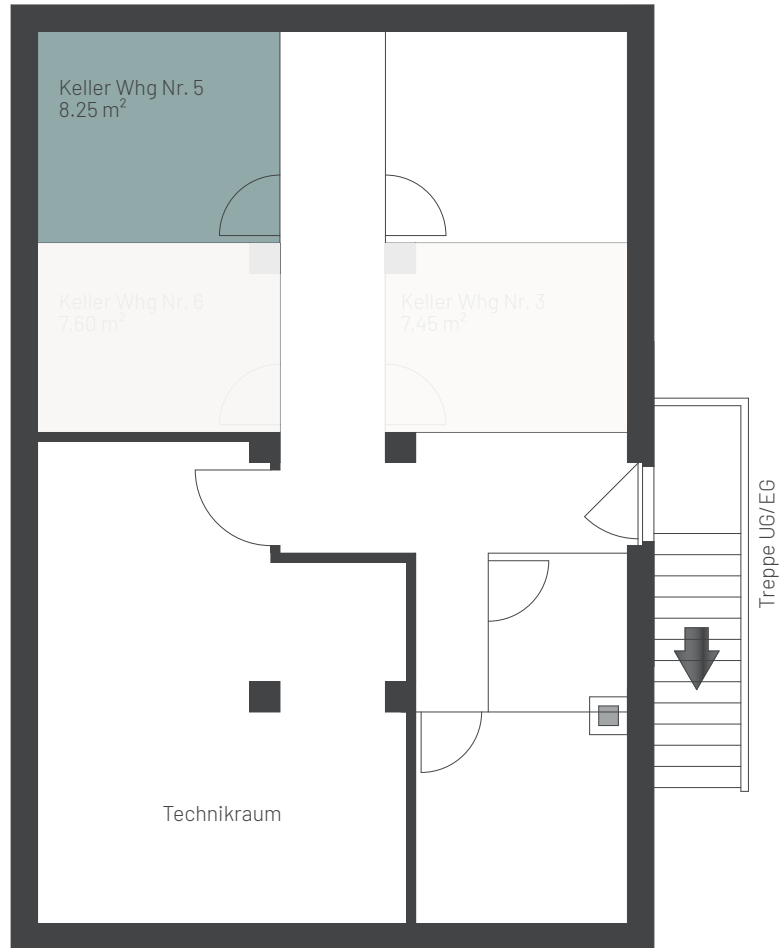
7 ROOM MAISONNETTE

CELLAR

Apartment No. 5

Residential Area: around 275 m²

Basement



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KEY PARAMETERS AND TERMS OF SALE

CONSTRUCTION YEAR	1850
CONDITION AND RENOVATION WORK	Refurbishment of the building core in 2013
PLOT SIZE	2,500 m ²
EASEMENTS	No entries that might influence value. Detailed information will be found in the relevant extract from the land register.
CONSTRUCTION ZONE	Village area
BUILDING VOLUME OF THE HOUSE LISTED IN THE INSURANCE REGISTER	6,129 m ³
RESIDENTIAL AREA	around 275 m ²
UTILITY SPACE	Cellar unit
NUMBER OF ROOMS	7
NUMBER OF PARKING SPACES	Total 11x carports In future, two carport spaces can be acquired for each apartment.
CO-OWNERSHIP SHARE	210/1'000
REFURBISHMENT FUND	The refurbishment fund will be set up at the first apartment owners' meeting.

MISCELLANEOUS	<ul style="list-style-type: none">- Geothermal heat pumps with air/water and solar energy facility- Water softener- Communal garden- Refuse/Separator- Visitors' parking spaces- Satellite system
VIEWINGS	Viewings by appointment. If further interest, more detailed documentation about the property will be provided for potential buyers.
TAX RATE	66%
OFFERS	A binding offer to purchase must be accompanied by evidence of financing by a Swiss financial institution. An instalment of CHF 50,000.00 must be paid to make a reservation.
COMPLETION OF THE PROPERTY SALE	By agreement
APARTMENT SALE PRICE	CHF 1'550'000.00
CARPORT SALE PRICE	CHF 20'000.00/carport



CONTACT

Farilux SA

Route Neuve 5
1595 Faoug

Phone: +41 26 670 15 25

Mail: farilux@bluewin.ch

www.route-neuve.ch

