

# LE LOCLE



One building, three visions - To each his own project

**CHF 980'000.-**



~273 m<sup>2</sup>

n° ref. **043114DD**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

In the heart of Le Locle, this well-located building combines yield, living space and adaptation potential. Whether for a stable rental investment, for a multi-generational multi-family project, or to live in one apartment while renting out the others, this property offers great flexibility of use in a practical and sought-after urban setting.

With its three apartments, independent studio, two balconies, cubicles and outdoor design options, this property is as much for the investor as for the family looking for space and tailor-made solutions.

Located in the Neuchâtel mountains, at an altitude of around 1,000 meters, the commune of Le Locle is a UNESCO World Heritage Site for its unique watchmaking urbanism.

It boasts a pleasant living environment, with all amenities close at hand: schools, public transport, shops, as well as fast access to the main routes to La Chaux-de-Fonds, Neuchâtel or neighboring France.

Switzerland

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## **SURFACES**

Living area	~ 273 m <sup>2</sup>
Surface of parcel	~ 608 m <sup>2</sup>

## **CHARACTERISTICS**

Number of balcony	2
Number of terraces	3

## **DISTANCES**

Public transports	35 m
Primary school	600 m
Stores	308 m
Restaurants	261 m





## CONSTRUCTION

A characterful building built around 1885, on four levels, blending old-world charm and meticulous structure.

It is composed as follows:

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- Studio on the ground floor
- 4.5-room apartment on the 1st floor, with large terrace and garden
- 3.5-room apartment on the 2nd floor, with possibility of conversion to 4.5 rooms
- 3.5-room duplex apartment in the attic, with partially habitable mezzanine

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- Shared laundry room
- Cellars
- 7 boxes, 4 of which adjoin the house and 3 located at the rear of the building
- Possibility of creating additional terraces at the rear

Work has been carried out over the years: renovation of the studio in the 2000s, extension of the garage between 2005 and 2008, refurbishment of the facade and roof in 2016, complete renovation of the 2nd-floor apartment in 2017.

Facilities and annexes:

**INFORMATION**

Number of floors	4
Year of construction	1885
Number of flats	4
Basements	3
Year of restoration	2017

**NEIGHBOURHOOD**

- City centre
- Park
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Tennis centre
- Museum
- Theatre
- Concert hall
- Doctor
- Near customs

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Garage

- Box

**INSIDE CONVENIENCES**

- Without elevator
- Box
- Cellar
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Laundry

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good
- To be refurbished

**ORIENTATION**

- South
- West

**EXPOSURE**

- Favourable
- All day

**STYLE**

- Character house

**FINANCIAL DATA****Price**

CHF 980'000.-

**Availability**

To be discussed

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