

CORTAILLOD



Charming village house with gardens!

CHF 690'000.-



3



3



~89 m²

n° ref. **045754**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Erected on a 65 m² plot, this charming 3-room village house benefits from a living area of approx. 89 m² and was partly renovated in 1995.

Built in 1902, it comprises a spacious living room with fireplace and parquet flooring, 2 bedrooms, a kitchen and a shower room offering bath and shower. The exterior benefits from an outbuilding with pizza oven, a garden with garden shed and 2 vegetable gardens.

Ideal location, this property offers great value for money on the NE coast.

Located in the canton of Neuchâtel, Cortaillod has all amenities and quick access to Lake Neuchâtel. Thanks to its location, access to the region's main economic centers is quick and easy: Neuchâtel is a 10-minute drive away. Shops are close at hand to make your daily life easier.

SURFACES

Living area	~ 89 m ²
Surface of parcel	~ 65 m ²
Garden surface	~ 265 m ²
Terrace surface	~ 10 m ²
Useful surface	~ 146 m ²
Volume	~ 499 cbm

CARACTERISTICS

Number of rooms	3
Number of bedrooms	3
Number of bathrooms	1
Year of construction	1902
Year of restoration	1995
Heating system	Gas
Heating installation	Radiator, Chimney
Second home	Authorized
Parking places	Not available

ANNEXES

- 1 outbuilding with pizza oven
- 1 garden with garden shed
- 2 vegetable gardens

DISTANCES

Station	1400 m
Public transports	83 m
Nursery school	250 m
Primary school	874 m
Stores	233 m
Restaurants	630 m

DISTRIBUTION**Upper ground floor**

- Kitchen
- Living room with fireplace

1st floor

- 1 bedroom
- Dressing room

- Bathroom with tub and shower

Under the roof

- 1 attic bedroom

Basements

- Buanderie
- Carnotzet
- Cave
- Wine cellar
- WC



CONSTRUCTION

Year of construction 1902.

Roof frame completely renovated in 1995.

OUTSIDE CONVENIENCES

- 1 outbuilding with pizza oven
- 1 garden with garden shed
- 2 vegetable gardens

ROOFING

Framework renovated in 1995.

NEIGHBOURHOOD

- Village
- Shops/Stores
- Restaurant(s)
- Pharmacy
- Bus stop
- Tram stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Annex
- Gardenhouse
- Built on even grounds
- Pizza Oven

INSIDE CONVENIENCES

- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Carnotzet
- Unfurnished
- Built-in closet
- Fireplace
- Swedish stove
- Double glazing

- Bright/sunny
- Penthouse
- Exposed beams
- With character
- Timber frame
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Washing machine
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- North
- East

EXPOSURE

- Good

STYLE

- Rustic
- Character house

FINANCIAL DATA**Price**

CHF 690'000.-

Availability

To be discussed

Judicial form

En nom propre

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