

LA CHAUX-DE-FONDS



Charming family home with garden and 2 garages!

CHF 730'000.-



4.5



3



~144 m²

n° ref. **040982**



Switzerland | Sotheby's International Realty
Rue des Chavannes 3, 2000 Neuchâtel

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SITUATION AND DESCRIPTION

Erected on a plot of approx. 186 m² and distributed over 3 levels, this 4.5-room villa benefits from approx. 144 m² of living space.

This neat and well-maintained villa will seduce you with its location in a residential area, its various outdoor spaces and its excellent value for money.

The interior offers very interesting potential and will appeal to families with children.

As for the exteriors, the garden with terrace and balcony will delight you when the fine weather arrives.

2 box garages complete this property.

La Chaux-de-Fonds is a commune located 20 minutes from Neuchâtel by car. This highly residential area offers peace and quiet, with no visual or noise pollution.

SURFACES

| | |
|---------------------|----------------------|
| Living area | ~ 144 m ² |
| Surface of parcel | ~ 186 m ² |
| Garden surface | ~ 114 m ² |
| Terrace surface | ~ 15 m ² |
| Underground surface | ~ 51 m ² |
| Useful surface | ~ 144 m ² |
| Total surface | ~ 186 m ² |
| Volume | ~ 589 cbm |

Basements

- Cellar
- PCabinet
- Do-it-yourself area

CARACTERISTICS

| | |
|----------------------|----------------------|
| Number of rooms | 4.5 |
| Number of bedrooms | 3 |
| Number of bathrooms | 1 |
| Number of toilets | 2 |
| Number of balcony | 1 |
| Gross living area | ~ 186 m ² |
| Year of construction | 1991 |
| Year of restoration | 2000 |
| Heating system | Gas |
| Heating installation | Radiator |
| Second home | Non authorized |
| Parking places | Yes, obligatory |

DISTANCES

| | |
|-------------------|-------|
| Public transports | 103 m |
| Primary school | 550 m |
| Stores | 609 m |
| Restaurants | 420 m |

DISTRIBUTION

Ground floor

- Entrance hall
- Visitors' WC
- Open kitchen
- Dining area
- Living room with fireplace and access to garden

1st floor

- 3 bedrooms
- 1 bathroom



CONSTRUCTION

Built in 1991.
Last renovated in 2000.

NEIGHBOURHOOD

- Green
- Restaurant(s)
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Ice rink
- Museum
- Water park
- Theatre
- Concert hall
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Gabled

INSIDE CONVENIENCES

- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Cellar
- CP-Shelter
- Workshop
- Fireplace
- Double glazing
- Bright/sunny

- Timber frame

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Cooker/stove
- Fridge
- Dishwasher
- Washing machine
- Bath

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- West

EXPOSURE

- Optimal

VIEW

- Clear

STYLE

- Rustic

FINANCIAL DATA

Price

CHF 730'000.-

Availability

To be discussed

Judicial form

En PPE

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