

MOUTIER



A rare jewel where every moment becomes a
privilege

Price upon request

Price of parking place(s) in addition



5.5



4



150 m²

n° ref. **044962**



Switzerland | Sotheby's International Realty
Rue Jakob-Rosius 18, 2502 Bienne

Patrice Bayard
+41 79 606 64 42
patrice.bayard@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

VILLA D'EXCEPTION - SOUS-CHAUX 39, MOUTIER

Elegance Suspended Above the Jurassic Heights

A Privileged Address

Located in the highly sought-after **Sous-Chaux** district, at the end of a private dead-end road, this exceptional villa offers a living environment of rare tranquility. On the heights of Moutier, it overlooks the town while enjoying a preserved natural environment, between soft light, benevolent silence and an open horizon.

Architecture that Sublimates the Light

Edified in **2011**, this **5.5-room** residence unfolds **152 m² of living space** in perfect harmony between modernity and warmth.

The noble materials - **satin waxed concrete**, top-of-the-range perimeter insulation, **discreetly integrated**

air-to-air heat pump - give the property a resolutely premium character.

Interior Spaces Thought for Comfort

The villa offers exemplary distribution:

- **4 bedrooms** bathed in natural light,
- a vast living room open to the outdoors and panoramic views,
- **2 elegant bathrooms,**
- **2 separate toilets,**
- perfectly balanced volumes, offering a feeling of fluidity and well-being at every step.

An Art of Outdoor Living

The centerpiece of this property lies in its vast outdoor space:

- **104 m² of terrace**, a veritable open-air living room,

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

- an **outdoor jacuzzi**, inviting suspended moments facing the Jura panorama,
- a **1,000 m² wooded plot**, ideal for relaxation, games or evenings under the stars,
- a **secured double garage**, guaranteeing privacy and comfort.

Every sunrise and sunset transforms the terrace into a living tableau, making it a privileged space to savor the seasons.

A Harmonious Location between Serenity and Practicality

Just a few minutes from essential amenities - **bus stop 450 m**, schools and shops nearby - this villa reconciles the tranquility of an exclusive cocoon with the fluidity of a simple, pleasant daily life.

A Residence for Aesthetes

Whether a family in search of a harmonious living environment, a couple in love with elegance or a visionary investor, this attic represents much more than a place:

it's an **experience**, a **feeling**, an **invitation to experience beauty** day after day.

Sous-Chaux 39, Moutier

A rare jewel where every moment becomes a privilege.

SURFACES

Living area	150 m ²
Weighted Surface	194 m ²
Balcony Surface	40 m ²
Terrace surface	64 m ²
Useful surface	40 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	1st floor

DISTANCES

Station	641 m
Public transports	208 m
Freeway	1001 m
Nursery school	618 m
Primary school	656 m
Secondary school	6914 m
Secondary II school	6914 m
College / University	9976 m
Stores	792 m
Airport	91512 m
Post office	719 m
Bank	639 m
Hospital	668 m
Restaurants	183 m
Park / Green space	738 m

INFORMATION

Year of construction	2011
Year of restoration	2020
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

PROXIMITY

- Village
- Villa area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Horse riding area
- Hiking trails
- Soccer pitch
- Ice rink
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Greenery
- Covered parking space(s)
- Garage
- Carport
- Visitor parking space(s)
- Jacuzzi

INSIDE CONVENIENCES

- Wheelchair-friendly
- Garage
- Eat-in-kitchen
- Open kitchen
- Pantry
- Wine cellar
- Jacuzzi
- Built-in closet
- Fireplace
- Triple glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light
- With character
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Bath
- Shower
- Phone
- Cable/TV
- WiFi

FLOOR

- Cast floor

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Valley view
- Far view
- Panoramic
- With an open outlook
- Rural
- Mountains

STYLE

- Modern















