

# LE LANDERON



~775 m<sup>2</sup> building plot with customizable  
construction project

**CHF 879'000.-**



~775 m<sup>2</sup>

n° ref. **046068**



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## SITUATION AND DESCRIPTION

Located in a quiet residential area of Le Landeron, this plot offers a pleasant living environment, in the immediate vicinity of amenities while benefiting from a verdant setting.

The project is set on one of the last constructible plots in the neighborhood. This plot offers a great deal of architectural freedom, while respecting current town planning regulations and the architectural coherence of the other villas in the project.

The configuration of the plot allows for optimal building layout and good privacy.

### General plot data:

Plot E  
Plot area approx. 775 m<sup>2</sup>  
Equipped land

Access via private road with right of way  
Servitudes and rights of way related to access road and networks  
Price includes architect's services and road construction.

The project involves the construction of a villa with several possible variants. It can be built on one or two levels, with partial or full basement, depending on the purchaser's choice. The architecture is highly customizable, both in terms of interior layout and finishes.

### Environment and amenities:

Le Landeron boasts numerous shops, comprehensive school facilities, childcare facilities and a medical center. The Swiss Federal Railways station is around 1,100 meters away, making it possible to reach

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Neuchâtel or Biel in around 15 minutes.

**Other plots available:**

In addition to plot E, plots B and C in the same project are also available for sale. Each plot has its own construction project and can be purchased independently.

Switzerland

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## **SURFACES**

Surface of parcel ~ 775 m<sup>2</sup>

## **CARACTERISTICS**

Equipped Yes

Number of parcels 1

## **DISTANCES**

Station 1008 m

Public transports 408 m

Freeway 1000 m

Nursery school 998 m

Primary school 1380 m

Secondary school 1380 m

Stores 909 m

Post office 1032 m

Bank 1150 m

Restaurants 592 m

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Park
- Mountains
- Lake
- Beach
- Harbour
- Marina
- Vineyard
- River
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Near a golf course
- Tennis centre
- Hiking trails
- Soccer pitch
- Theatre
- Doctor

**OUTSIDE CONVENIENCES**

- Quiet
- Greenery

**EQUIPMENT**

- Building land connected

**FLOOR**

- Flat

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Lake
- Alps

**FINANCIAL DATA****Price**

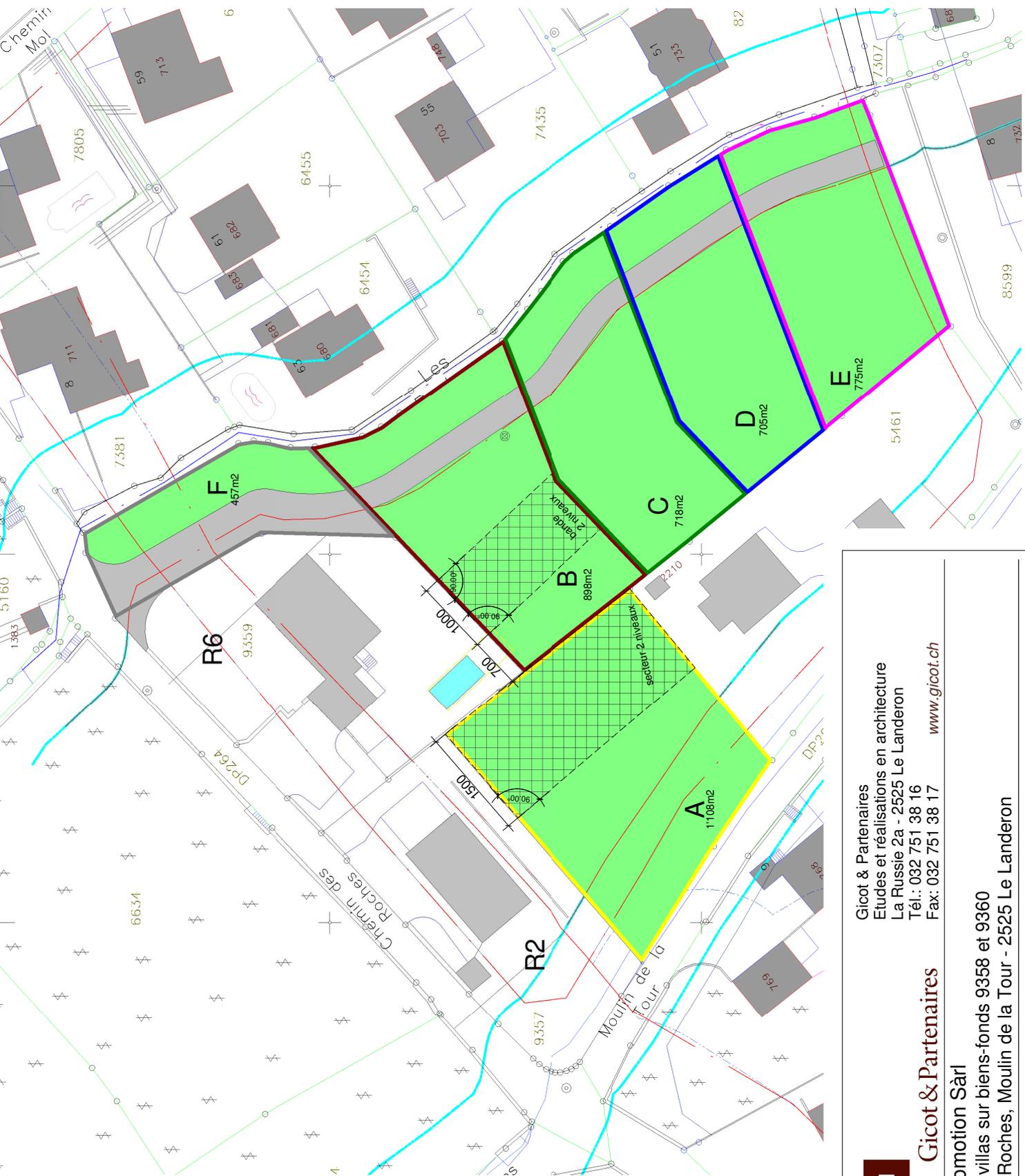
CHF 879'000.-

**Availability**

To be discussed

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**PROVISOIRE**



**Gicot & Partenaires**  
 Nugerol Promotion Sàrl

Avant-projet villas sur biens-fonds 9358 et 9360  
 Chemin des Roches, Moulin de la Tour - 2525 Le Landeron

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**Situation - Accès**

**Ech.: 1 : 500**

**21-010-000**

Type: Avant-projet

Date: 30.01.26

Format: A3

Dess.: SRA