

LA CHAUX-DE-FONDS



Building plot in a residential area in the north
of town

CHF 1'500'000.-

 1688 m²

n° ref. **033017**



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

Alexandar Dimitrievski
+41 79 339 16 27
alexandar.dimitrievski@swsir.ch



SITUATION AND DESCRIPTION

Located at the end of a street in a sought-after residential area, this attractive 1'688 m² building plot enjoys a privileged location and optimal sunlight.

The plot is located in a medium-density residential zone and is free of any mandates. The plot currently accommodates 5 garages.

The gross land use index (IBUS) is 0.9 and the granted land use index (IOS) is 0.35.

Its privileged location close to the center of La Chaux-de-Fonds and a stone's throw from all amenities makes it a rare find!

In the event of acquisition through your intermediary, an agreement will be signed with Cardis Sotheby's to ensure our exclusive marketing of the future project.

The town of La Chaux-de-Fonds is about 15 km from the city of Neuchâtel, and 10 km from the French border. The J20 freeway linking La Chaux-de-Fonds to Neuchâtel is also nearby. Listed as a Unesco World Heritage Site in 2009, the city is distinguished by its checkerboard layout, created when it was rebuilt in the early 19th century after a major fire. Numerous walks, museums, theaters and cinemas invite you to explore. The train station, bus stop, shops, primary and secondary schools are all just a few minutes' walk away.

SURFACES

Surface of parcel 1688 m²

CARACTERISTICS

| | |
|-------------------|----------------------|
| Equipped | Yes |
| Number of parcels | 1 |
| Communal tax | 75 % |
| Real estate tax | 1.6% of fiscal value |

DISTANCES

| | |
|-------------------|-------|
| Public transports | 180 m |
| Stores | 551 m |
| Restaurants | 316 m |

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Sports centre
- Museum
- Theatre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Quiet
- Greenery

EQUIPMENT

- Building land connected

FINANCIAL DATA

Price

CHF 1'500'000.-

Availability

To be discussed

Judicial form

En nom propre

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



