

# HAUTERIVE NE



Elegant 5.5-room apartment in Minergie  
building in Hauterive NE

Parking place(s) included



5.5



4



168 m<sup>2</sup>

n° ref. **044379**



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

**Jacques-Olivier François**  
+41 77 513 04 76  
jacques-olivier.francois@swsir.ch



## SITUATION AND DESCRIPTION

Located in a residential area in Hauterive NE, this elegant 5.5-room apartment boasts a spacious living room with fireplace, a vast kitchen offering high-end finishes.

This property of around 168 m<sup>2</sup> weighted is distributed over 1 level and stands out for its 4 generous bedrooms and 2 shower rooms.

The vast living room and open kitchen enjoy direct access to the terrace. A beautiful fireplace adds a warm, upscale touch for your winter evenings.

This apartment enjoys a 21 m<sup>2</sup> terrace with access from the kitchen and master bedroom.

2 indoor parking spaces, a cold room and a cellar complete this property.

This property located in Hauterive NE in the commune of Laténa, offers all amenities such as bus stop, schools, shops, restaurants and Hauterive beach in the immediate vicinity.

## SURFACES

Living area	168 m <sup>2</sup>
Weighted Surface	168 m <sup>2</sup>
Terrace surface	21 m <sup>2</sup>
Cellar surface	15 m <sup>2</sup>
Total surface	168 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of levels	1
Number of terraces	1
Location floor	2nd floor
Service costs	CHF 555.-/month

## DISTANCES

Public transports	38 m
Primary school	507 m
Stores	530 m
Restaurants	460 m

## DISTRIBUTION

- Entrance hall with wall cabinets
- Living room embellished with fireplace
- Fitted kitchen and dining area with access to terrace
- Master bedroom with access to terrace
- 3 guest bedrooms, one with dressing room
- Bathroom/wc
- Shower room/wc
- Terrace of 21 m<sup>2</sup>



## CONSTRUCTION

Built in 2014.  
Minergie building.  
Pellet boiler.  
Underfloor heating.  
Triple glazing.

## INFORMATION

Number of floors	4
Year of construction	2014
Basements	1
Heating installation	Floor, Chimney
Heating system	Pellets

- Triple glazing
- Bright/sunny
- Traditional solid construction

## NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Hospital / Clinic

## OUTSIDE CONVENIENCES

- Terrace/s
- Covered parking space(s)
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Open kitchen
- Dressing
- Pantry
- Cellar
- Storeroom
- Fireplace

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Private laundry
- Bath
- Shower
- Interphone

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- With an open outlook
- Lake
- Alps

## STYLE

- Modern

## FINANCIAL DATA

### Price

### 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.





