

GAMPELEN



The elegance of a terrace apartment built to last

CHF 940'000.-

Price of parking place(s) in addition



3.5



2



~126 m²

n° ref. **045738**



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SITUATION AND DESCRIPTION

In a quiet, slightly elevated residential environment, this penthouse apartment immediately captivates with the quality of its volumes, its brightness and its remarkable outdoor space.

Located in Gampelen, on the second floor of a contemporary building with just eight units, it offers a privileged living environment, combining modern comfort and serenity.

With a net living area of 126 sq.m., the apartment offers an elegant, perfectly controlled layout.

The generous, bright living space opens onto the outside via a French window, naturally extending the living room onto a 75 sq.m. terrace.

Southwest-facing, this enjoys optimum sunshine, an unobstructed view with no overlooking views and an

electric shade sail, allowing pleasant use at any time.

The night spaces include two bedrooms, one with a dressing room, as well as two well-finished bathrooms equipped with walk-in showers.

The materials have been selected with the utmost care, including carefully profiled joinery, high-end parquet flooring, granite worktops, quality appliances, triple-glazed windows and mosquito screens.

SURFACES

Living area	~ 126 m ²
Terrace surface	~ 75 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of terraces	1
Location floor	1st floor

DISTANCES

Public transports	123 m
Primary school	1027 m
Stores	448 m
Restaurants	888 m

DISTRIBUTION

- Entrance hall with wall cabinets
- Kitchen
- Living room
- Access to terrace
- Shower room with walk-in shower
- Shower room with walk-in shower and bathtub
- Bedroom with dressing room
- Bedroom with wall cabinet
- Utility room with office and laundry room
- Technical heating room

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CONSTRUCTION

Constructed in 2011, the building meets high standards in terms of construction quality and energy performance. The building benefits from the Minergie label and a design focused on energy efficiency and thermal comfort. Heating is provided by an air-to-water heat pump with underfloor heat distribution, guaranteeing an even, pleasant temperature in all rooms. Each apartment has its own installation, offering independent management.

The roofs of both buildings are equipped with photovoltaic panels for a total output of 54 kW, contributing to sustainable energy production and long-term cost control.

A centralized water softener equips the building and serves all apartments, improving day-to-day comfort while preserving sanitary installations. Materials and equipment reflect a high level of finish. Top-of-the-

range parquet flooring, granite worktops, quality appliances, windows with aluminum profiles, triple glazing and integrated mosquito nets.

The general condition of the property is comparable to new and requires no work.

REMARKS

An indoor parking space and an outdoor parking space are additional to the sale price. A private cellar of approx. 10 m² completes the property. A workshop space of approx. 10 m² is available in common.

INFORMATION

Year of construction	2011
Basements	1
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Box

- Eat-in-kitchen
- Cellar
- Workshop
- Built-in closet
- Water softener
- Mosquito screen
- Heating Access
- Triple glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Induction cooker
- Oven
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Private laundry
- Bath
- Shower
- Photovoltaic panels
- Electric blind

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price	CHF 940'000.-
Price park.ext ①	CHF 15'000.-
Box price ①	CHF 35'000.-
Total price	CHF 990'000.-
Availability	To be discussed
Judicial form	En PPE

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CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Panoramic
- Forest
- Alps

STYLE

- Modern

STANDARD

- Minergie® certified









