

# COLOMBIER NE



Superb modern 4.5-room apartment with  
terrace and veranda!

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**CHF 920'000.-**

Price of parking place(s) in addition



4.5



3



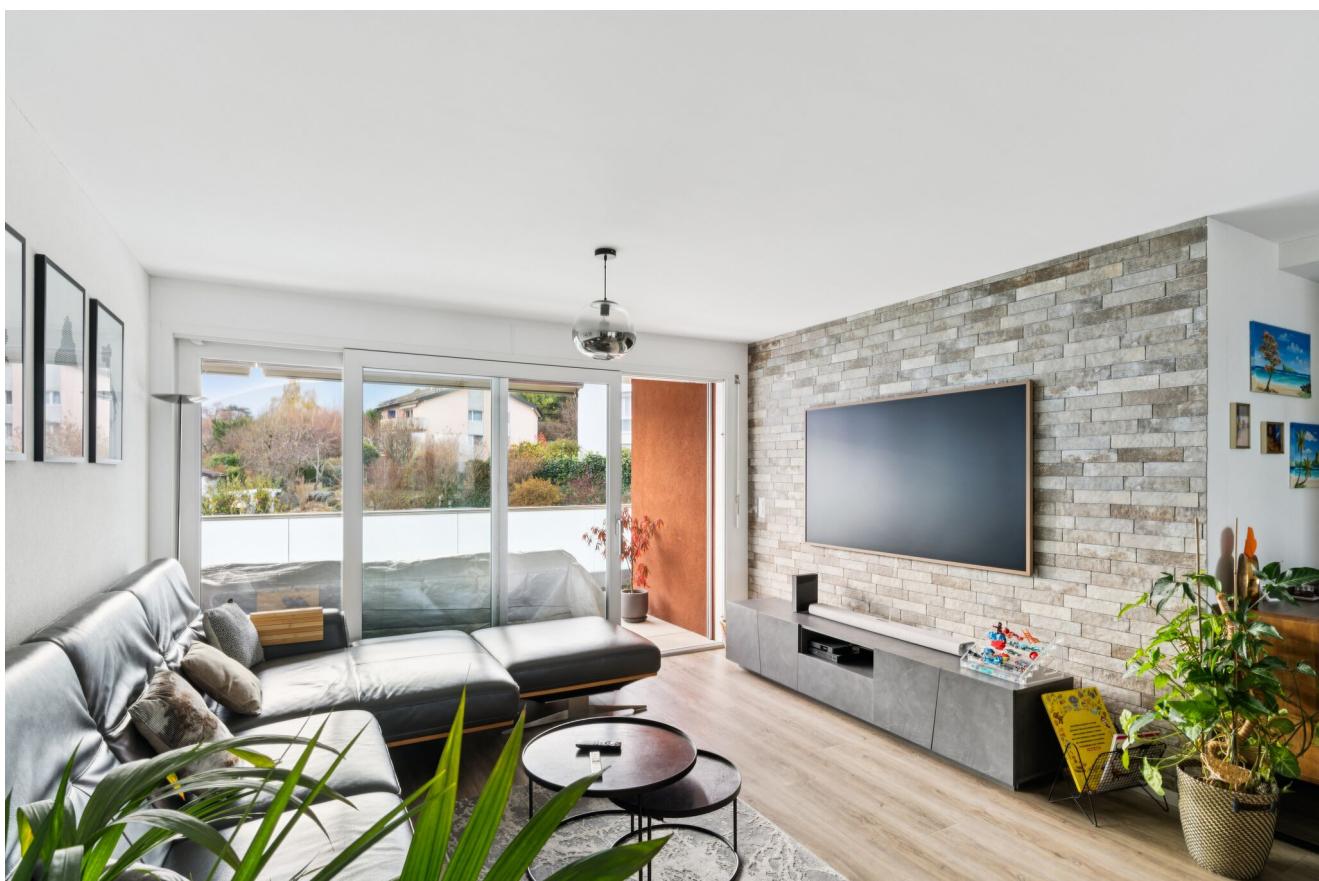
~102 m<sup>2</sup>

n° ref. **045172**



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## SITUATION AND DESCRIPTION

This attractive family apartment with approx. 102 m<sup>2</sup> of living space has the advantage of being located in a quiet, leafy residential area in Colombier NE, in the immediate vicinity of all amenities. Schools, shops, public transport and main roads are just a few minutes away, offering a practical and pleasant living environment. The area is attractive for its peaceful surroundings, while remaining close to the center and main services.

Orienting East-West and comprising 4.5 rooms, this property benefits from magnificent through light thanks to its orientation and large bay windows. It features a beautiful living room with open kitchen, giving access to a beautiful 23 m<sup>2</sup> west-facing terrace, and from the kitchen an 8 m<sup>2</sup> east-facing veranda, ideal for relaxing or entertaining al fresco. This property offers a high standard of finish, notably thanks to its top-of-the-range, fully-equipped kitchen offering an ideal dining area for entertaining.

It also boasts an additional asset: its sublime master suite offering a dressing room and private shower room.

A cellar and two indoor parking spaces complete this property, ensuring practicality and comfort on a daily basis.

## **SURFACES**

Living area	~ 102 m <sup>2</sup>
Weighted Surface	~ 114 m <sup>2</sup>
Terrace surface	~ 23 m <sup>2</sup>
Veranda / winter garden surface	~ 8 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of levels	3
Number of terraces	2
Location floor	1st floor
Service costs	CHF 400.-/month

## **ANNEXES**

- 2 indoor parking spaces not included.

## **DISTANCES**

Public transports	312 m
Primary school	683 m
Stores	762 m
Restaurants	400 m

## **DISTRIBUTION**

- Entrance hall with cloakroom
- Living room adorned with fireplace giving access to private garden
- Fully equipped kitchen with dining area and 8 m<sup>2</sup> veranda access
- 2 bedrooms
- 1 master suite with dressing room and shower room
- Bathroom/wc with private laundry area
- 23 m<sup>2</sup> terrace



## CONSTRUCTION

The building was built in 2019 using **quality materials**.

Underfloor heating.

Triple glazing.

Gas-fired boiler and solar panels for hot water production.

## INFORMATION

Number of floors	4
Year of construction	2019
Heating installation	Floor
Domestic water heating system	Solar
Heating system	Gas, Solar

## NEIGHBOURHOOD

- Village
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Soccer pitch
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

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

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Open kitchen
- Dressing
- Veranda
- Cellar
- Bicycle storage
- Built-in closet
- Triple glazing
- Bright/sunny
- With front and rear view
- Traditional solid construction

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Shower
- Bath

## FINANCIAL DATA

<b>Price</b>	CHF 920'000.-
<b>Price park. int. ②</b>	CHF 70'000.-
<b>Total price</b>	<b>CHF 990'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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- Interphone

## **FLOOR**

- Tiles
- Vinyl

## **ORIENTATION**

- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Clear

## **STYLE**

- Modern

