

COLOMBIER NE



Superb modern 4.5-room apartment with
terrace and veranda!

CHF 920'000.-

Price of parking place(s) in addition



4.5



3



~102 m²

n° ref. **045172**



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SITUATION AND DESCRIPTION

This attractive family apartment with approx. 102 m² 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 m² west-facing terrace, and from the kitchen an 8 m² 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 ²
Weighted Surface	~ 114 m ²
Terrace surface	~ 23 m ²
Veranda / winter garden surface	~ 8 m ²

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 m² veranda access
- 2 bedrooms
- 1 master suite with dressing room and shower room
- Bathroom/wc with private laundry area
- 23 m² 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

Price	CHF 920'000.-
Price park. int. @	CHF 70'000.-
Total price	CHF 990'000.-
Availability	To be discussed
Judicial form	En PPE

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- Interphone

FLOOR

- Tiles
- Vinyl

ORIENTATION

- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear

STYLE

- Modern







