

ESTAVAYER-LE-LAC



4.5-room luxury apartment with garden and lake view

CHF 1'490'000.-



4.5



3



~162 m²

n° ref. **040509**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!"

In the heart of Estavayer-le-Lac, in the prestigious *Le XIII* residence, discover this magnificent 4.5-room apartment combining elegance and functionality. Comprising two comfortable bedrooms and a master suite with shower room and private sauna, this property offers a true space for relaxation on a daily basis.

Initially designed with four bedrooms, the apartment has been opened up to create a vast living space, but can be easily closed back to find a fourth bedroom if desired.

The main living area opens onto a modern kitchen, equipped with a central island and a commissary, overlooking a large, bright living and dining room.

From here, there is direct access to a balcony, terrace and private garden, all offering magnificent views of Lake Neuchâtel.

The apartment also boasts numerous custom-made wall cabinets, one of which incorporates a discreet laundry column. For practicality, a large shower room with double basins, a separate toilet, as well as a private cellar and several storage rooms complete this exceptional property.

The exterior landscaping is meticulous and of high quality, with beautiful arborization. The property has a covered parking space, an outdoor parking space and secure guest parking via an electric gate.

This property is part of a small PPE of just seven units, designed to a high standard and with great taste, guaranteeing an exclusive and intimate living

environment. All in all, a real favorite for lovers of exceptional properties, ideally located in the center of Estavayer-le-Lac.

SURFACES

Living area	~ 162 m ²
Weighted Surface	~ 192 m ²
Balcony Surface	~ 90 m ²
Garden surface	~ 36 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	2
Location floor	1st floor
Costs	CHF 650.-/month
Communal tax	84 %

- Master suite with shower room and private sauna
- Shower room
- Large living room
- Dining room
- Open kitchen with central island
- Economator
- Balcony
- Terrace
- Private garden

ANNEXES

- Covered parking space
- Outdoor parking space
- Visitor parking space

DISTANCES

Station	241 m
Public transports	142 m
Primary school	79 m
Secondary school	730 m
College / University	8131 m
Stores	91 m
Post office	298 m
Bank	157 m
Hospital	408 m
Restaurants	231 m

DISTRIBUTION**Lower ground floor**

- Entrance hall
- Cellar

Ground floor

- Entrance hall
- 2 bedrooms

INFORMATION

Number of floors above ground	5
Year of construction	2018
Number of flats	7
Year of restoration	2018
Heating installation	Floor
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

PROXIMITY

- City centre
- Lake
- Harbour
- Beach
- Marina
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Near a golf course
- Tennis centre

- Indoor swimming pool
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Fence

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Pantry
- Cellar
- Wine cellar
- Triple glazing
- Bright/sunny
- Natural light

FINANCIAL DATA**Price**

CHF 1'490'000.-

Availability

To be discussed

Judicial form

En PPE

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Switzerland

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EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Built-in coffee machine
- Washing machine
- Dryer
- Shower
- Phone
- Cable/TV
- Electric blind
- Videophone
- Electric gate

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- North
- West

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Clear
- Lake
- Garden
- Jura

STYLE

- Modern



Stay



Kitchen



Kitchen



Balcony



The terrace



Private garden



Distribution hall



Room



Master suite



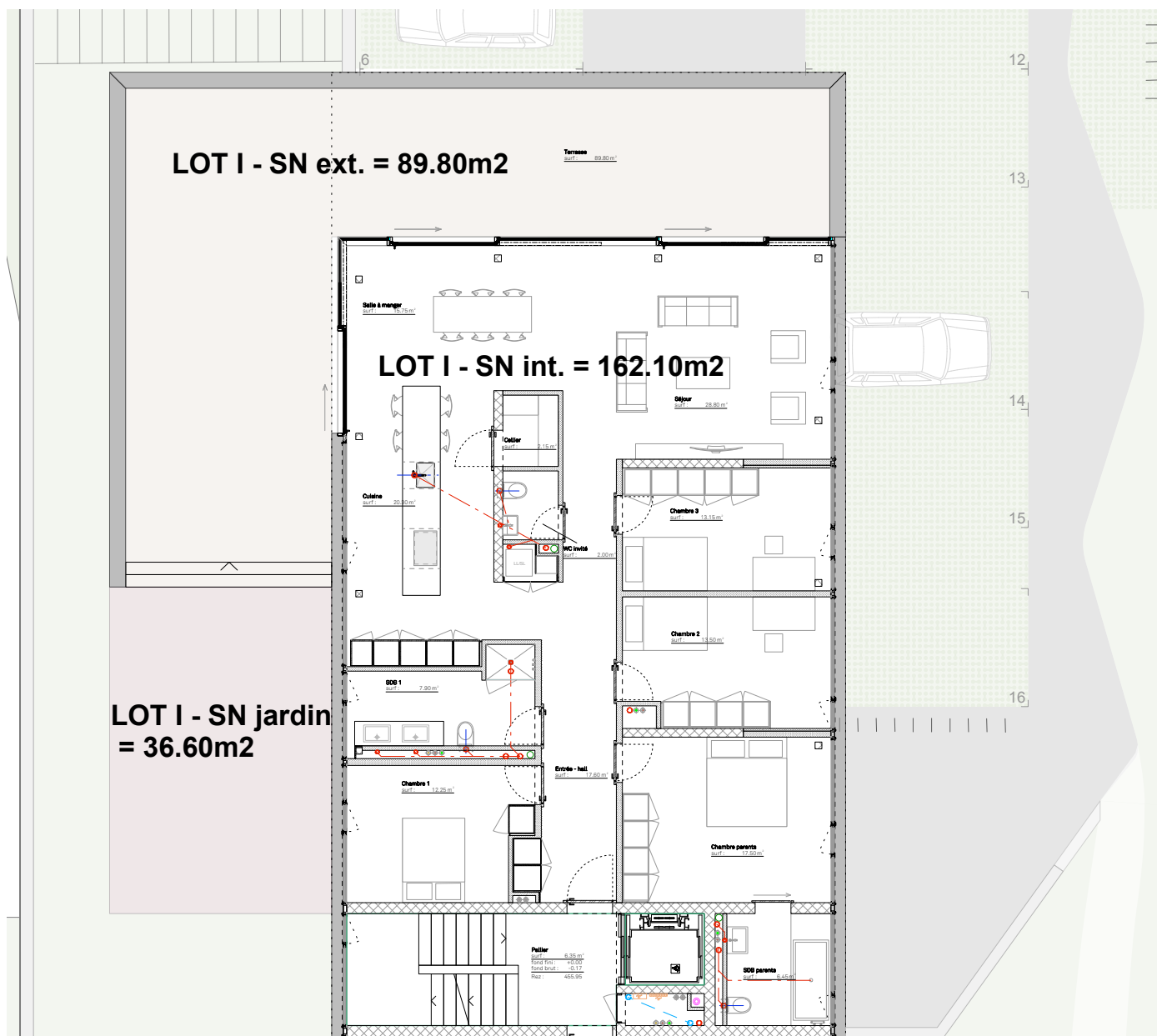
Shower room



The property



The property



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LE 13
ESTAVAYER-LE-LAC

PLAN PPE

Rez-de-chaussez

Lot I