

# NEUCHÂTEL



For sale: Condominium apartment

**CHF 415'000.-**



3



2



~75 m<sup>2</sup>

n° ref. **043948D**



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## SITUATION AND DESCRIPTION

Located just a few minutes from downtown Neuchâtel, this charming 3-room apartment offers a pleasant and practical living environment, in the immediate vicinity of all amenities (shops, transport, etc.).

- Generous surface area and functional layout
- 1 bright living room with access to a balcony
- 1 fully-equipped, independent kitchen
- 2 comfortable bedrooms
- 1 bathroom
- 1 storeroom (practical storage space)
- 2 balconies offering lovely light and pleasant outdoor spaces

The apartment is in good condition, regularly maintained and requires no work. It is currently rented out, offering a great opportunity for an investor looking for an immediately profitable property.

**To note:** This property is **subject to the Law on the Fight against Vacant Housing (LVAL)** in force in the canton of Neuchâtel. This regulation governs the rental, sale and conversion of housing, in order to preserve the rental stock. For more information on the implications of the LVAL, please contact us.

**SURFACES**

Living area ~ 75 m<sup>2</sup>

**CARACTERISTICS**

Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Number of balcony	2
Location floor	Lower ground floor
Service costs	CHF 500.-/month
Communal tax	65 %

**DISTANCES**

Public transports	120 m
Primary school	1201 m
Stores	463 m

**INFORMATION**

Year of construction	1986
Basements	1
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**NEIGHBOURHOOD**

- City centre
- Park
- Green
- Lake
- Beach
- Shops/Stores
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Museum
- Theatre
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Storeroom

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Storeroom
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Laundry
- Bath
- Interphone
- Code door

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Far view

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 415'000.-****Availability**

immediately

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