

## LA CHAUX-DE-FONDS



4.5 rooms first floor, where light meets  
comfort

**CHF 480'000.-**



4.5



3



133 m<sup>2</sup>

n° ref. **044605**



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## SITUATION AND DESCRIPTION

### **A cocoon of light and comfort in the heart of La Chaux-de-Fonds**

*Rue de la Charrière 27 - 2300 La Chaux-de-Fonds*

In a peaceful setting just a few steps from the center of La Chaux-de-Fonds, this **4.5-room** apartment on the **ground floor** unveils a **living space of 133 m<sup>2</sup>** where comfort, elegance and well-being naturally harmonize.

#### **A soft, welcoming atmosphere**

From the moment you enter, the warmth of the materials, the generous volumes and the light streaming through the large windows create a serene, soothing ambience.

The spacious **living room** opens onto a **modern kitchen** where it's great to share a meal with friends or family. Every detail has been thought out to offer **functionality and conviviality**.

#### **The night space, a peaceful refuge**

The apartment features **three bright bedrooms**,

perfect for welcoming a family or creating an office space.

An **elegant bathroom** and **two toilets** harmoniously complete the ensemble, bringing comfort and practicality to everyday life.

#### **A harmonious living environment**

The charm of this property also lies in its **privileged location**: calm, greenery, immediate proximity to shops, schools and transport.

Everything you need to enjoy a **serene urban life**, in a neighborhood on a human scale.

#### **What you'll love**

- 133 sq. m. of light-filled living space
- 3 spacious bedrooms
- 1 bathroom and 2 WCs
- Practical and accessible ground floor. chaussée practical and accessible
- Warm, modern ambience

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- Ideal location in La Chaux-de-Fonds

This apartment is much more than a place to live - it's an elegant **refuge**, a **space where you feel at home from the very first moment**.



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## **SURFACES**

Living area	133 m <sup>2</sup>
Cellar surface	12 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Location floor	Ground floor

## **DISTANCES**

Station	747 m
Public transports	36 m
Freeway	2017 m
Nursery school	91 m
Primary school	92 m
Secondary school	1063 m
Secondary II school	2325 m
College / University	483 m
Stores	402 m
Cable car	2243 m
Airport	3761 m
Post office	415 m
Bank	595 m
Hospital	322 m
Restaurants	81 m
Park / Green space	146 m

**INFORMATION**

Number of floors above ground	4
Year of construction	1848
Number of flats	4
Basements	1
Year of restoration	2022
Heating installation	Radiator
Domestic water heating system	Electricity
Heating system	Gas

**PROXIMITY**

- City centre
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Public swimming pool

- Horse riding area
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

**OUTSIDE CONVENIENCES**

- Greenery
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Separated lavatory
- Cellar
- Unfurnished
- Built-in closet
- Heating Access
- Fireplace

**FINANCIAL DATA****Price****CHF 480'000.-****Availability**

To be discussed

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- Double glazing
- Bright/sunny
- With character

## **EQUIPMENT**

- Furnished kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Laundry
- Bath
- Phone
- Cable/TV
- Internet connection
- Code door

## **FLOOR**

- Tiles
- Carpet

## **CONDITION**

- To be refurbished

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Park
- Forest
- Jura

## **STYLE**

- Classic





















