

# NEUCHÂTEL



Charming, light-filled cocoon just a stone's  
throw from Neuchâtel stat

**CHF 940'000.-**

Parking place(s) included



4.5



3



~120 m<sup>2</sup>

n° ref. **045893**



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## SITUATION AND DESCRIPTION

At just 2 minutes' walk from the train station, while enjoying peaceful, leafy surroundings, this magnificent 4.5-room apartment offers the perfect balance between practical living and a gentle pace of life.

Situated on the top floor of a sumptuous mansion dating from 1900, this rare property has preserved all its authenticity over the years. From the moment you step inside, you'll be charmed by the antique parquet flooring, exposed beams and generous volumes... Every detail tells the story of an era, giving this place a unique soul.

Light-filled thanks to its southern exposure and numerous openings in the facade and roof, the apartment enjoys exceptional luminosity throughout the day. The sun's rays sublimate the noble materials and create a warm, enveloping atmosphere.

The spacious, elegant living room opens onto a convivial kitchen, forming a real living space where entertaining and sharing are a pleasure. A large bathroom, three bedrooms and a reduced space harmoniously complete the ensemble.

The true signature of this property lies in its duplex section: two bedrooms take place in the turret of the building. An atypical space full of character, offering incomparable cachet and an almost timeless feel.

Between history, light and serenity, this apartment is much more than just a place to live: it's a refuge, a cocoon imbued with elegance, ready to welcome new memories.

**Please note:** This property is **subject to the Loi sur la Lutte contre les logements vacants (LVAL)** in force in the canton of Neuchâtel. These regulations govern

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the rental, sale and conversion of housing in order to preserve the rental stock. For more information on the implications of the LVAL, please do not hesitate to contact us.

**SURFACES**

Living area	~ 120 m <sup>2</sup>
Cellar surface	~ 10 m <sup>2</sup>
Total surface	~ 120 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Location floor	Top floor
Service costs	CHF 300.-/month

**DISTANCES**

Public transports	122 m
Primary school	481 m
Stores	155 m
Post office	237 m

**INFORMATION**

Year of construction	1900
Number of flats	4
Basements	1
Year of restoration	2005
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**NEIGHBOURHOOD**

- City centre
- Green
- Lake
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Preschool
- Primary school

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Quiet
- Greenery

**INSIDE CONVENIENCES**

- Open kitchen
- Cellar
- Storeroom

- Built-in closet
- Double glazing
- Bright/sunny
- Natural light
- Penthouse
- Exposed beams
- With character
- Traditional solid construction

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Private laundry
- Connections for washing tower

**FLOOR**

- Parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear
- Far view
- Unobstructed
- Lake
- Mountains

**FINANCIAL DATA****Price****CHF 940'000.-****Availability**

To be discussed

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