

# CHÂBLES FR



## Les Jardins d'Aurore - Châbles

**CHF 1'020'000.-**

Price of parking place(s) in addition



5.5



~121.7 m<sup>2</sup>

n° ref.

**040914.040914-**



**Switzerland | Sotheby's International Realty**  
Grand-Rue 19, 1470 Estavayer-le-Lac

**Mathieu Arm**  
+41 79 362 18 42  
mathieu.arm@swsir.ch



## SITUATION AND DESCRIPTION

Located in Châbles, on the shores of Lake Neuchâtel, this new project involves the creation of ten apartments, ranging from 3.5 to 5.5 rooms, resulting from the complete renovation of an existing building and the addition of a contemporary façade extension.

The building, spread over five levels, offers bright and thoughtfully designed apartments, each providing a lake view with perspectives varying depending on the floor.

The residences are appealing due to their generous spaces and abundant natural light. The living areas, designed with a friendly and contemporary spirit, are centered around open-plan kitchens connected to the living room, promoting flow and daily comfort. Each apartment features built-in wardrobes at the entrance, optimizing storage, as well as a private outdoor area, whether a balcony, loggia, or terrace, depending on the unit.

An underground garage provides covered parking spaces, complemented by visitor parking. Numerous bicycle spaces, along with outdoor amenities including a playground, help create a pleasant living environment.

**SURFACES**

Living area	~ 121.7 m <sup>2</sup>
Weighted Surface	~ 135.6 m <sup>2</sup>
Balcony Surface	~ 15.8 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	5.5
Location floor	2nd floor

**DISTANCES**

Station	2002 m
Public transports	27 m
Primary school	30 m
Stores	2132 m
Post office	2131 m
Bank	3642 m
Restaurants	1646 m

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## LOCATION

The location offers a privileged living environment, between nature, calm and outdoor activities.

Families benefit from the immediate proximity of the school circle, while water sports enthusiasts and walkers can enjoy the Cheyres harbor and lake shores. The Cheyres train station provides easy access to regional centers, facilitating daily commuting.

Shops, restaurants and local services are just minutes away, guaranteeing practical daily living while retaining the tranquility of a village by the water.

## MUNICIPALITY

The Commune of Cheyres-Châbles, comprises the villages of Cheyres and Châbles, offering a peaceful and friendly living environment. It benefits from a rich

natural environment, ideal for walks, water sports activities and outdoor living.

The Commune has all the infrastructure necessary for everyday life: schools, local services and local shops. The village of Cheyres also boasts a port and a railway station, providing convenient links to regional centers.

Cheyres-Châbles thus combines quality of life, tranquility and accessibility, making the commune a privileged location for families and all those seeking a balance between nature, lake and urban amenities.

## CONSTRUCTION

The project combines renovation and contemporary extension while respecting the existing architecture. The interior finishes reflect a modern, well-kept

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standard: large-format tiles in the living areas, warm parquet flooring in the bedrooms, and elegant bathrooms equipped with contemporary showers and vanity units.

The comfort of the residents is guaranteed by a ground-water heat pump, low-temperature underfloor heating with individual regulation and a boiler for domestic hot water. Electricity production is supported by photovoltaic panels installed on the roof.

The apartments offer luminosity and comfort thanks to triple-glazed PVC-aluminum windows and French windows, motorized sun protection or aluminum shutters depending on the facade, and roof openings providing generous natural light.

**PROXIMITY**

- Village
- Green
- Lake
- Beach
- Marina
- Vineyard
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Primary school
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch

**OUTSIDE CONVENIENCES**

- Garden in co-ownership
- Quiet
- Greenery
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park

- Open kitchen
- Built-in closet
- Triple glazing
- Bright/sunny
- With front and rear view

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower

**FLOOR**

- At your discretion

**ORIENTATION**

- North
- East
- West

**EXPOSURE**

- Good
- All day

**VIEW**

- Nice view
- Clear

**FINANCIAL DATA**

<b>Price</b>	CHF 1'020'000.-
<b>Price park. int. (0)</b>	CHF 60'000.-
<b>Total price</b>	<b>CHF 1'080'000.-</b>
<b>Availability</b>	To be discussed

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- Unobstructed
- Far view
- Lake
- Fields
- Forest
- Mountains
- Jura







## Les Jardins d'Aurore

1474 Châbles FR, Rue de la Chapelle 25

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
040914.040914-A	FOR SALE								
001	040914.040914-A.045280	Custom-built apartment	Ground floor	4.5	109.3 m <sup>2</sup>	14.9 m <sup>2</sup>	-	CHF 920'000.-	For sale
002	040914.040914-A.045281	Custom-built apartment	Ground floor	5.5	116.7 m <sup>2</sup>	15.3 m <sup>2</sup>	-	CHF 960'000.-	For sale
003	040914.040914-A.045282	Custom-built apartment	Ground floor	4.5	97 m <sup>2</sup>	9.6 m <sup>2</sup>	-	-	Reserved
101	040914.040914-A.045283	Custom-built apartment	1st floor	4.5	112.2 m <sup>2</sup>	-	21.7 m <sup>2</sup>	CHF 930'000.-	For sale
102	040914.040914-A.045284	Custom-built apartment	1st floor	5.5	119 m <sup>2</sup>	-	15.8 m <sup>2</sup>	CHF 980'000.-	For sale
103	040914.040914-A.045285	Custom-built apartment	1st floor	3.5	78.6 m <sup>2</sup>	-	10.2 m <sup>2</sup>	CHF 650'000.-	For sale
201	040914.040914-A.045286	Custom-built apartment	2nd floor	4.5	112.2 m <sup>2</sup>	-	21.7 m <sup>2</sup>	-	Reserved
<b>202</b>	<b>040914.040914-A.045287</b>	<b>Custom-built apartment</b>	<b>2nd floor</b>	<b>5.5</b>	<b>121.7 m<sup>2</sup></b>	-	<b>15.8 m<sup>2</sup></b>	<b>CHF 1'020'000.-</b>	<b>For sale</b>
203	040914.040914-A.045288	Custom-built apartment	2nd floor	3.5	88.5 m <sup>2</sup>	-	-	CHF 670'000.-	For sale
301	040914.040914-A.045289	Custom-built apartment	3rd floor	4.5	97.8 m <sup>2</sup>	-	15.1 m <sup>2</sup>	CHF 840'000.-	For sale

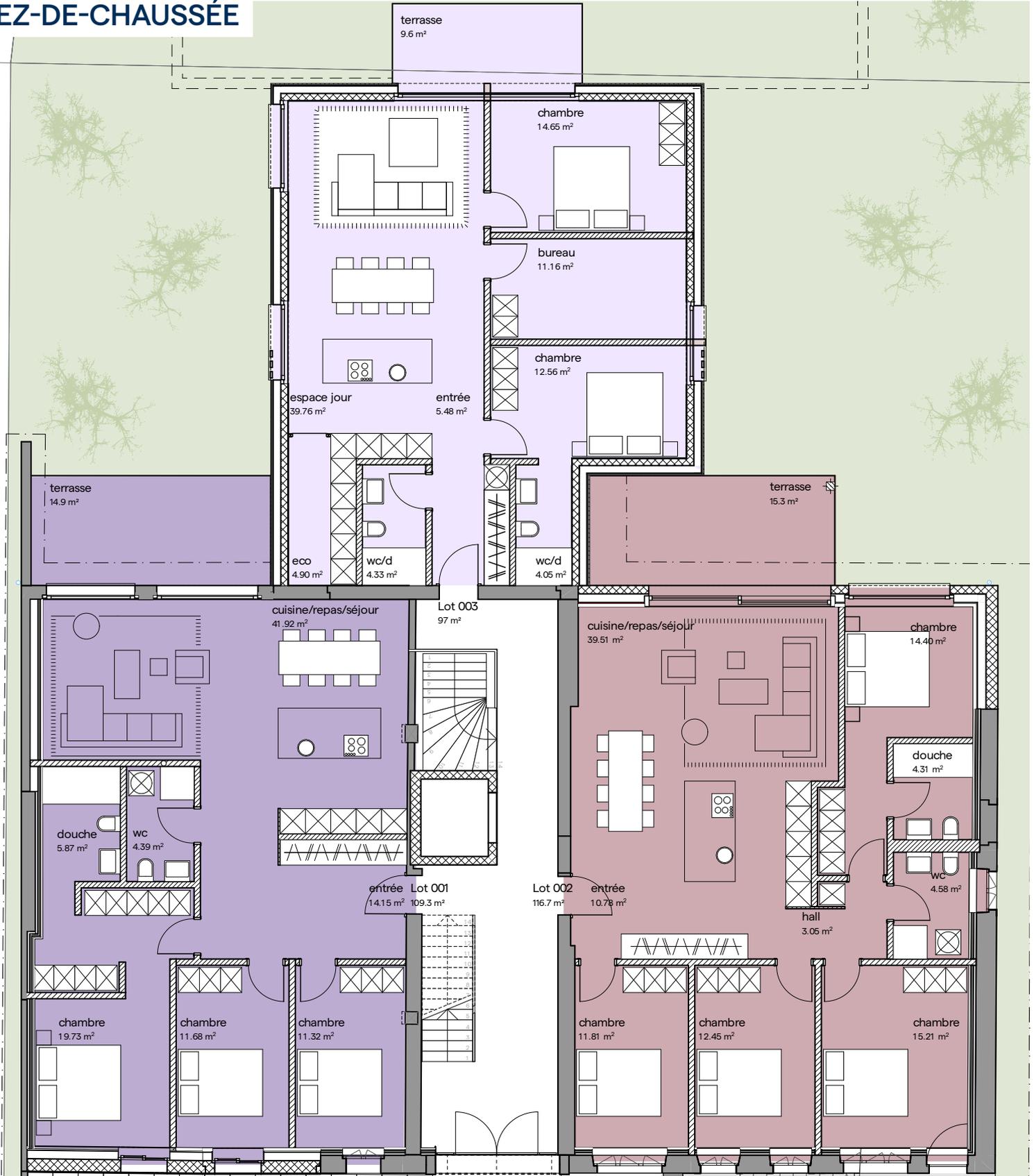


LES JARDINS  
D'AURORE  
*Châbles*





## REZ-DE-CHAUSSÉE



Echelle 1:125

Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse	Surface pondérée
001	4.5	N - O	109.3 m <sup>2</sup>	14.9 m <sup>2</sup>	114.3 m <sup>2</sup>
002	5.5	N	116.7 m <sup>2</sup>	15.3 m <sup>2</sup>	121.8 m <sup>2</sup>
003	4.5	N - O	97 m <sup>2</sup>	9.6 m <sup>2</sup>	100.2 m <sup>2</sup>

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements / cage d'escalier / ascenseur. Les terrasses sont comptées pour 1/3, les balcons pour 1/2.



1ER ÉTAGE



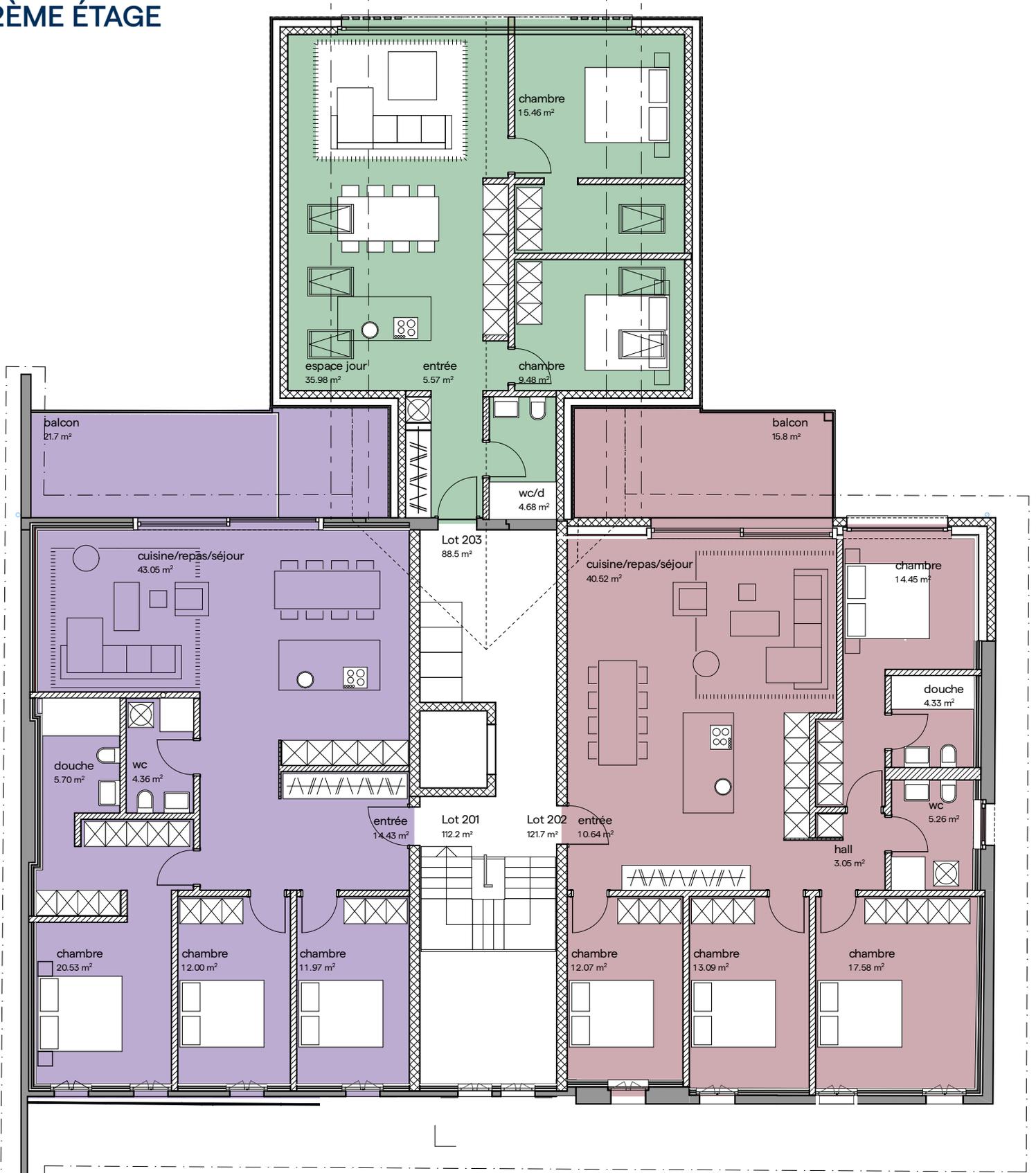
Echelle 1:125

Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface pondérée
101	4.5	N - O	112.2 m <sup>2</sup>	21.7 m <sup>2</sup>	123.1 m <sup>2</sup>
102	5.5	N	119 m <sup>2</sup>	15.8 m <sup>2</sup>	126.9 m <sup>2</sup>
103	3.5	N - O	78.6 m <sup>2</sup>	10.2 m <sup>2</sup>	83.7 m <sup>2</sup>

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements / cage d'escalier / ascenseur. Les terrasses sont comptées pour 1/3, les balcons pour 1/2.



## 2ÈME ÉTAGE



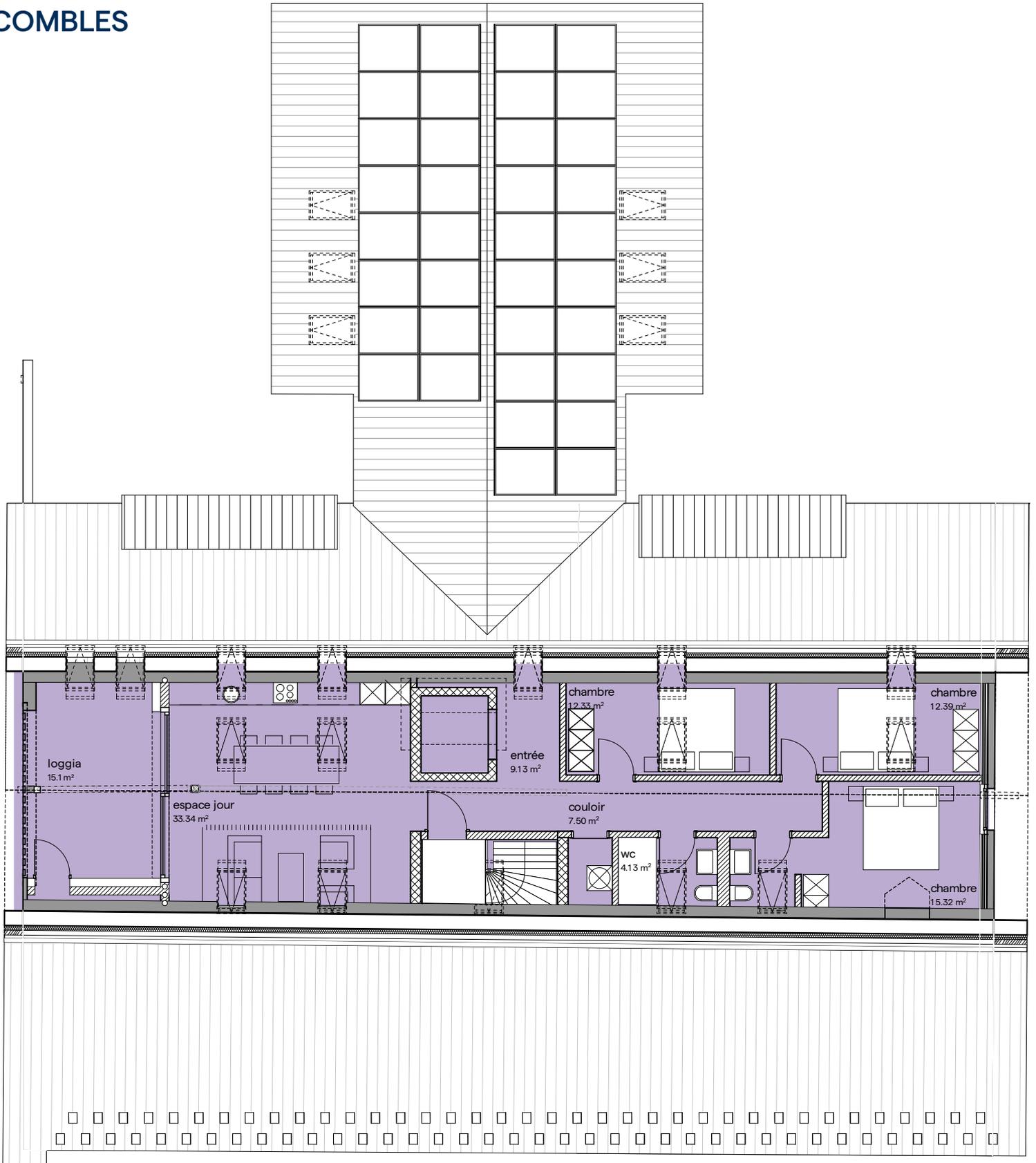
Echelle 1:125

Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface pondérée
201	4.5	N - O	112.2 m <sup>2</sup>	21.7 m <sup>2</sup>	123.1 m <sup>2</sup>
202	5.5	N	121.7 m <sup>2</sup>	15.8 m <sup>2</sup>	129.6 m <sup>2</sup>
203	3.5	N - O	88.5 m <sup>2</sup>	-	88.5 m <sup>2</sup>

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements / cage d'escalier / ascenseur. Les terrasses sont comptées pour 1/3, les balcons pour 1/2.



# COMBLES



Echelle 1:125

Lot	Nombre de pièces	Orientation	Surface habitable	Surface balcon	Surface pondérée
301	4.5	○	97.8 m <sup>2</sup>	15.1 m <sup>2</sup>	105.4 m <sup>2</sup>

Les surfaces des lots sont comprises à l'intérieur des murs bruts des façades & séparations entre appartements / cage d'escalier / ascenseur. Les terrasses sont comptées pour 1/3, les balcons pour 1/2.



SOUS-SOL

