

# LES GENEVEYS-SUR-COFFRANE



PREMIER MARS RESIDENCE - MODERNITY  
AND NATURE COMBINED!

**CHF 792'000.-**

Price of parking place(s) in addition



4.5



3



~139 m<sup>2</sup>

n° ref.

**044105.1.044492 -**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

In the heart of the charming village of Les Geneveys-sur-Coffrane, in the Val-de-Ruz region, the Résidence Premier Mars is unveiled.

This new project offers 20 new apartments, in two buildings, for sale off-plan, from 3.5 to 5.5 rooms, starting at CHF 539,000. The typologies offer duplex apartments: ground floor with garden 1 or 2nd with balcony 3rd, as well as single-level apartments in building B1.

Nestled in a peaceful, green setting, the residence combines modern comfort with ideal accessibility: Neuchâtel is 10 minutes away, La Chaux-de-Fonds 15 minutes, and the SBB train station is just 2 minutes away on foot.

Designed to offer a pleasant, functional living environment, the apartments feature generous, bright volumes, well-designed spaces and private exteriors (balcony, terrace or garden).

Ideal for families, couples or investors, this unique real estate project combines quality of life, modernity and proximity to major roads.

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## **SURFACES**

Living area	~ 139 m <sup>2</sup>
Garden surface	~ 67 m <sup>2</sup>
Terrace surface	~ 16 m <sup>2</sup>
Cellar surface	~ 3 m <sup>2</sup>

## **CARACTERISTICS**

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

## **DISTANCES**

Station	172 m
Public transports	152 m
Primary school	140 m
Stores	50 m
Post office	50 m
Restaurants	248 m



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## LOCATION

**La Résidence Premier Mars** enjoys an ideal location in the heart of Les Geneveys-sur-Coffrane, a village full of charm, nestled in peaceful, verdant surroundings, just a stone's throw from the forest. It thus offers a perfect balance between living comfort and ease of access.

Located just 3 minutes' walk from the train station, the residence benefits from excellent public transport connections, making it possible to reach Neuchâtel in 10 minutes and La Chaux-de-Fonds in 15 minutes.

All amenities are in the immediate vicinity: shops, pharmacy, schools, bank and various essential services, making everyday life simple and convenient.

Finally, nature and sports lovers will enjoy the proximity of a parcours vita as well as a sports center, for an active and balanced lifestyle.

## MUNICIPALITY

Geneveys-sur-Coffrane is a peaceful commune in the canton of Neuchâtel, seducing visitors with its verdant natural setting and quality of life. The village's elementary school offers friendly, local teaching adapted to young children, while older pupils continue their education in nearby establishments.

The commune boasts essential shops and services that make everyday life easier and encourage local exchanges.

The village's associative and cultural life is active, with friendly events and numerous opportunities for leisure activities in the great outdoors, such as hiking, mountain biking or exploring the regional landscapes and heritage.

An ideal environment in which to enjoy both tranquility and a warm community.

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## CONSTRUCTION

These magnificent apartments are built with quality materials.

Future owners can choose specific options, as long as they fit in with the architectural and technical concept.

Technical specifications and budgets can be provided on request.

The project also includes underground parking, private cellars, laundry rooms and common areas.

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## INFORMATION

Heating installation  
Heating system

Floor  
Gas

- Fireplace
- Fireplace connection
- Swedish stove
- Swedish stove connection
- Bright/sunny
- Natural light

## NEIGHBOURHOOD

- Village
- Green
- Park
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Indoor swimming pool
- Soccer pitch
- Doctor

## OUTSIDE CONVENIENCES

- Quiet
- Greenery

## INSIDE CONVENIENCES

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

## EQUIPMENT

- Private laundry
- Shower
- Bath
- Optic fiber
- Electric garage door
- Fire alarm
- Outdoor lighting

## CONDITION

- New

## ORIENTATION

- South
- East

## EXPOSURE

- Favourable

## STYLE

- Modern

## FINANCIAL DATA

**Price**

**CHF 792'000.-**

**Availability**

To be discussed

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Résidence Premier Mars

2206 Les Geneveys-sur-Coffrane, CH

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
044105.1 FOR SALE									
Lot A	044105.1.044488 - Lot A	Duplex/two-level	Ground floor	5.5	142 m <sup>2</sup>	16 m <sup>2</sup>	-	-	Reserved
Lot B	044105.1.044489 - Lot B	Duplex/two-level	Ground floor	4.5	139 m <sup>2</sup>	16 m <sup>2</sup>	-	CHF 792'000.-	For sale
Lot C	044105.1.044490 - Lot C	Duplex/two-level	Ground floor	5.5	146 m <sup>2</sup>	16 m <sup>2</sup>	-	-	Reserved
Lot D	044105.1.044491 - Lot D	Duplex/two-level	Ground floor	5.5	146 m <sup>2</sup>	16 m <sup>2</sup>	-	-	Sold
Lot E	044105.1.044492 - Lot E	Duplex/two-level	Ground floor	4.5	139 m <sup>2</sup>	16 m <sup>2</sup>	-	CHF 792'000.-	For sale
Lot F	044105.1.044493 - Lot F	Duplex/two-level	Ground floor	5.5	144 m <sup>2</sup>	16 m <sup>2</sup>	-	-	Sold
Lot G	044105.1.044494 - Lot G	Duplex/two-level	2nd floor	5.5	154 m <sup>2</sup>	-	8 m <sup>2</sup>	-	Sold
Lot H	044105.1.044495 - Lot H	Duplex/two-level	2nd floor	4.5	120 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 684'000.-	For sale
Lot J	044105.1.044496 - Lot J	Duplex/two-level	2nd floor	5.5	126 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 719'000.-	For sale
Lot K	044105.1.044497 - Lot K	Duplex/two-level	2nd floor	5.5	135 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 769'000.-	For sale
Lot L	044105.1.044498 - Lot L	Duplex/two-level	2nd floor	4.5	120 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 684'000.-	For sale
Lot M	044105.1.044499 - Lot M	Duplex/two-level	2nd floor	5.5	133 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 779'000.-	For sale
044105.044105-1 FOR SALE									
Lot N	044105.044105-1.044500 - Lot N	Custom-built apartment	Ground floor	4.5	116 m <sup>2</sup>	24 m <sup>2</sup>	-	-	Sold
Lot O	044105.044105-1.044501 - Lot O	Custom-built apartment	Ground floor	3.5	95 m <sup>2</sup>	24 m <sup>2</sup>	-	CHF 594'000.-	For sale
Lot P	044105.044105-1.044502 - Lot P	Custom-built apartment	1st floor	4.5	106 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 636'000.-	For sale
Lot Q	044105.044105-1.044503 - Lot Q	Custom-built apartment	1st floor	3.5	88 m <sup>2</sup>	-	8 m <sup>2</sup>	CHF 539'000.-	For sale
Lot R	044105.044105-1.044504 - Lot R	Custom-built apartment	2nd floor	4.5	118 m <sup>2</sup>	-	8 m <sup>2</sup>	-	Sold
Lot S	044105.044105-1.044505 - Lot S	Custom-built apartment	2nd floor	3.5	101 m <sup>2</sup>	-	8 m <sup>2</sup>	-	Sold
Lot T	044105.044105-1.044506 - Lot T	Custom-built apartment	3rd floor	4.5	118 m <sup>2</sup>	-	8 m <sup>2</sup>	-	Sold
Lot U	044105.044105-1.044507 - Lot U	Custom-built apartment	3rd floor	3.5	101 m <sup>2</sup>	-	8 m <sup>2</sup>	-	Sold

Parking places:

2 indoor parking spaces maximum per unit, in addition to the sale price : CHF 33,000 per unit