

## VILLARS-BURQUIN



Beautifully renovated barn with 3 apartments!

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**CHF 2'100'000.-**

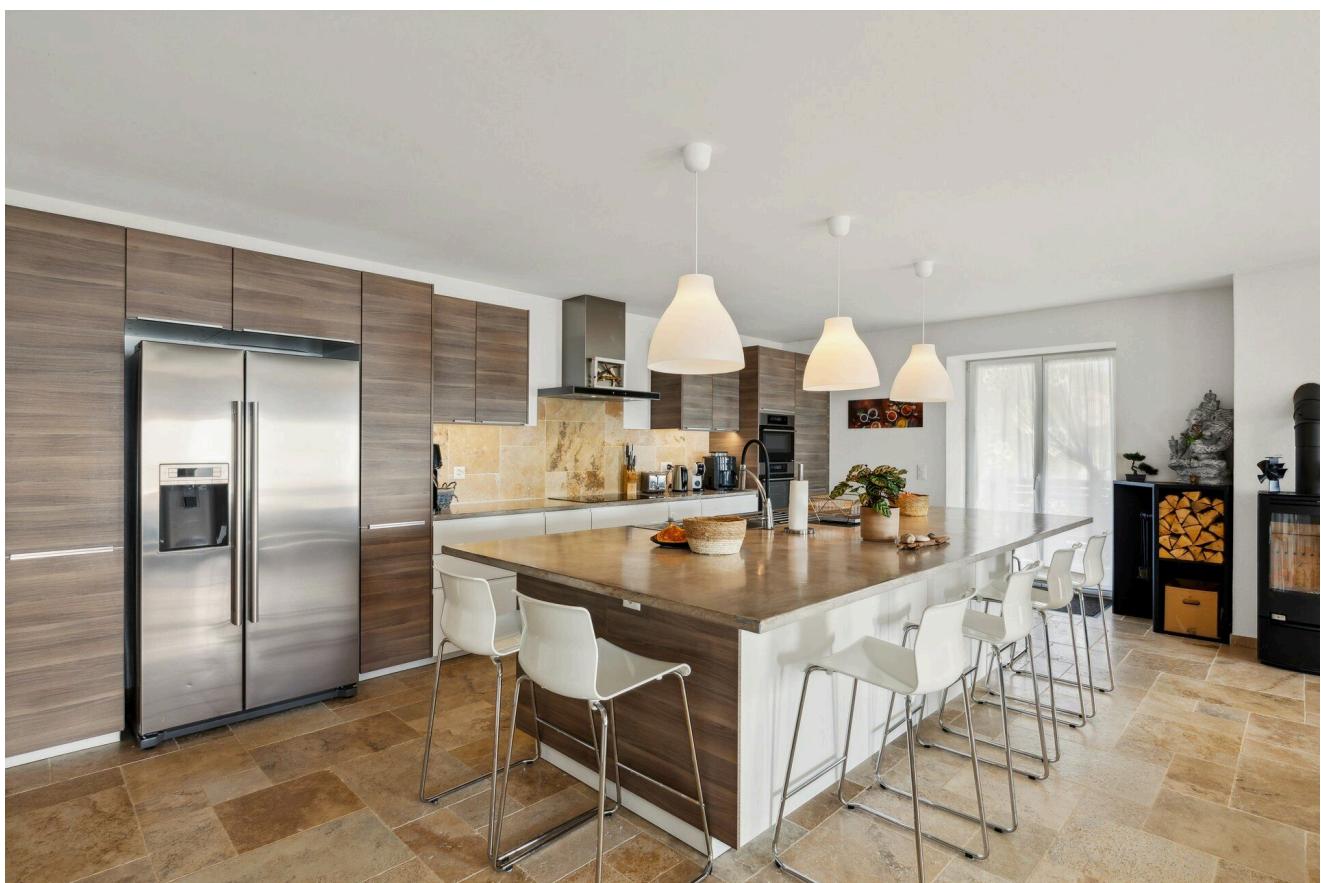
尺 ~330 m<sup>2</sup>

n° ref. **036377**



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## SITUATION AND DESCRIPTION

In the center of the village of Villars-Burquin, discover this property entirely renovated in 2018 with quality materials and maintained in perfect condition, offering a unique blend of historic character and modernity.

In addition, the unobstructed view of Lake Neuchâtel creates a bright, peaceful and relaxing atmosphere.

You also have the option of creating one or two additional dwellings, as the original project was submitted for the creation of five independent apartments.

Here are the property's features:

On the ground floor:  
A 2.5-room apartment  
A 3.5-room apartment

On the upper floor:  
A 3.5-room apartment  
A heated workshop with WC and access to the attic.  
This space also benefits from its automatic garage door to allow wide access.

Attic:  
The attic offers generous space and is suitable for conversion. The floor has already been insulated.

Basement:  
Technical room  
Cellars  
Storage spaces

Exterior:  
2 box garages  
7 parking spaces

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## SURFACES

Living area	~ 330 m <sup>2</sup>
Surface of parcel	~ 975 m <sup>2</sup>
Underground surface	~ 30.1 m <sup>2</sup>
Total surface	~ 406 m <sup>2</sup>
Volume	~ 3033 cbm

## CARACTERISTICS

Number of flats	3
Number of floors above ground	3
Gross living area	~ 405 m <sup>2</sup>
Year of construction	1800
Year of restoration	2018
Second home	Non authorized
Energy efficiency	B
Building envelope	B

## PROXIMITY

- Village
- Bus stop

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Parking
- Garage
- Box
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Wine cellar
- Workshop
- Triple glazing

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Thermal solar collector system

## CONDITION

- Very good
- Renovated

## EXPOSURE

- Favourable

## VIEW

- Nice view
- Clear
- Lake
- Mountains

## FINANCIAL DATA

### Price

**CHF 2'100'000.-**

### Availability

To be discussed

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