

VILLARS-BURQUIN



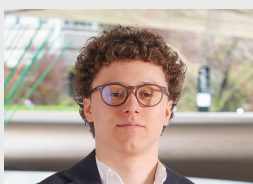
Beautifully renovated barn with 3 apartments!

CHF 2'100'000.-



~330 m²

n° ref. **036377**



Switzerland | Sotheby's International Realty
Rue de la Plaine 41, 1400 Yverdon-les-Bains

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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

Don't wait to seize this unique opportunity

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SURFACES

| | |
|---------------------|-----------------------|
| Living area | ~ 330 m ² |
| Surface of parcel | ~ 975 m ² |
| Underground surface | ~ 30.1 m ² |
| Total surface | ~ 406 m ² |
| Volume | ~ 3033 cbm |

CARACTERISTICS

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

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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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