

LE LOCLE



Rare real estate investment opportunity

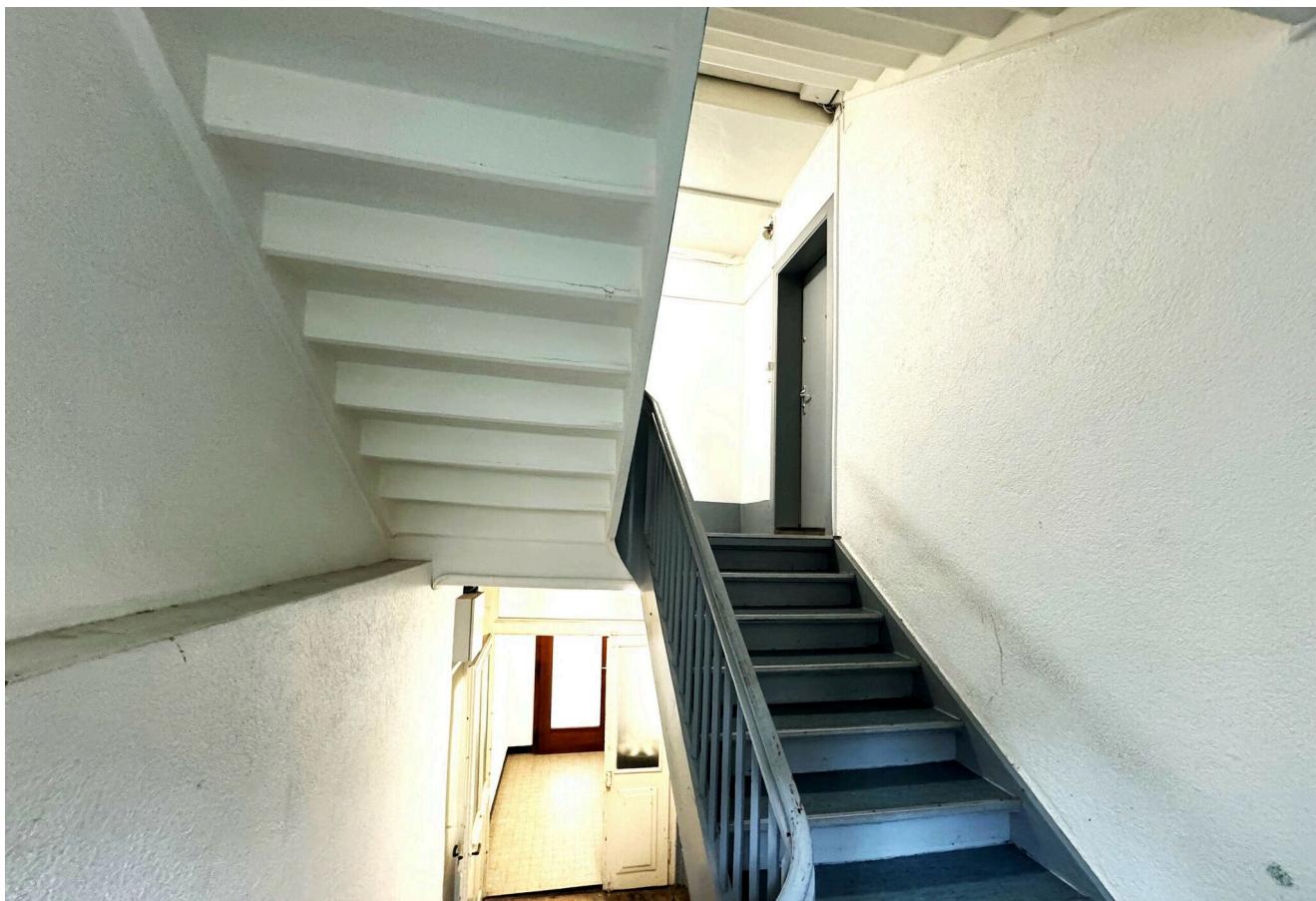
CHF 745'000.-

n° ref. **039613**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Nicolas Constantin
+41 79 856 99 83
nicolas.constantin@swsir.ch



SITUATION AND DESCRIPTION

Exceptional location in Le Locle - Rare real estate investment opportunity

Located on a strategic axis in the heart of Le Locle town, this characterful building offers a unique combination of rental and commercial yield. An opportunity to be seized by discerning investors!

Property composition:

- **Ground floor:** Commercial premises occupied by a well-known pizzeria, offering seating for around 55. An ideal location for a flourishing business.
- **1st floor:** Bright 4-room apartment, combining comfort and functionality.
- **2nd floor:** Charming 3-room apartment, perfect for a couple or small family.
- **3rd floor:** Superb 4-room duplex, offering beautiful volumes and a warm atmosphere.

The entire building is fully let, guaranteeing a stable and attractive rental income.

Highlights:

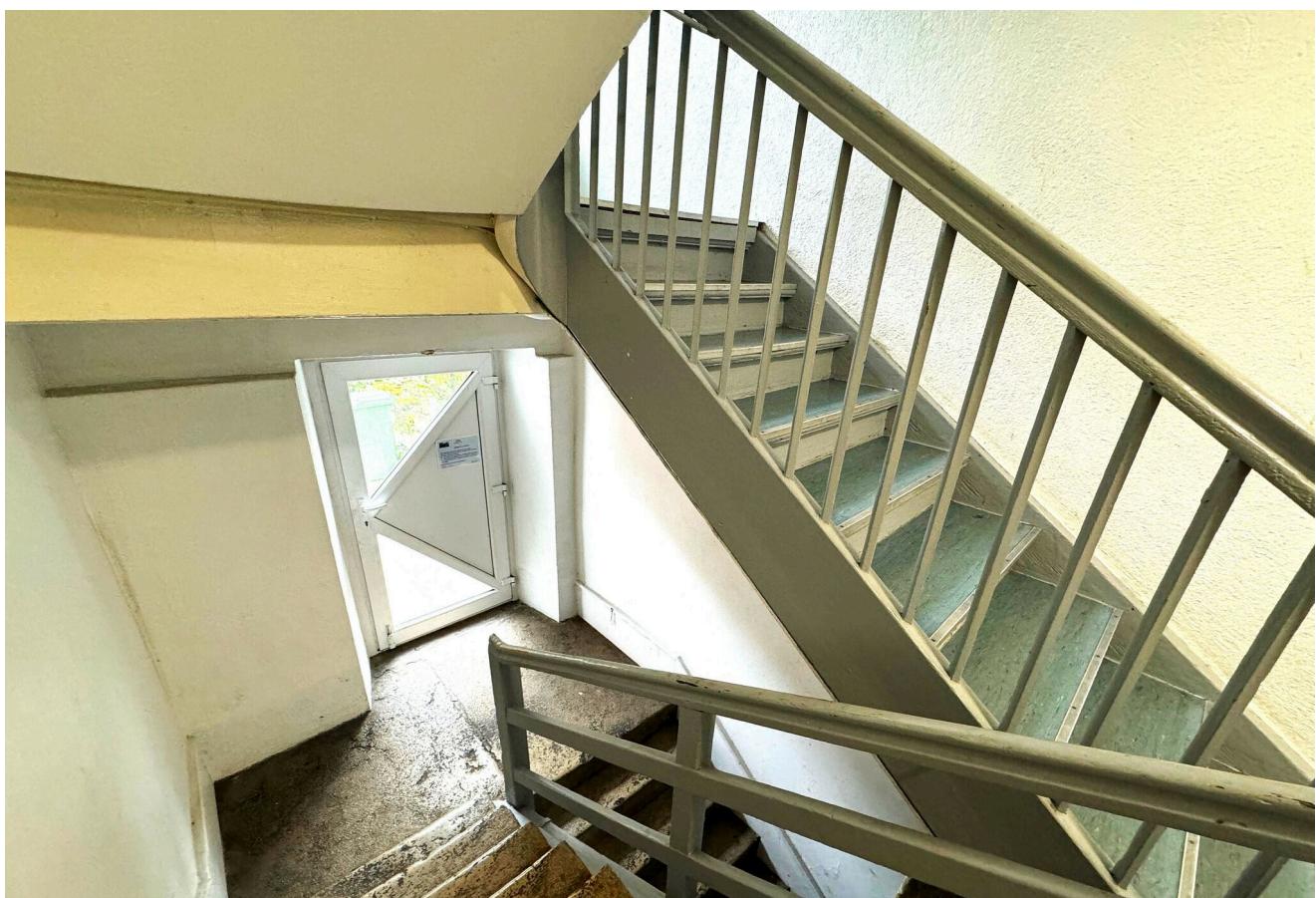
This building stands out for the many high-quality renovations it has recently undergone, including:

- Replacement of the boiler with an efficient gas system
- Roofing in excellent condition
- Installation of triple-glazed windows on the street side, for optimum thermal comfort
- One of the vacant apartments is currently being renovated and will be completed in September.

Yield rate: 6.6%

DISTANCES

Public transports	170 m
Primary school	6651 m
Stores	339 m
Restaurants	1 m



LOCATION

In the center of town
Walk to all Le Locle's shops and amenities
Close to public transportation

INFORMATION

Year of construction	1945
Number of flats	3
Year of restoration	2012

PROXIMITY

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Primary school
- Secondary school
- Doctor

INSIDE CONVENIENCES

- Double glazing

CONDITION

- Good

FINANCIAL DATA

Price

CHF 745'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.





