

MARIN-EPAGNIER



Exclusive waterfront property on Lake
Neuchâtel!

Price upon request



8



4



~350 m²

n° ref. **044816**



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SITUATION AND DESCRIPTION

Erected on a plot of approximately 4'369 m² and distributed over 4 levels, this 8-room master house benefits from approximately 350 m² of living space.

This exceptional property, recently renovated with taste and refinement, will seduce you with its exceptional location, direct access to Lake Neuchâtel and vast outdoor spaces offering a living environment as close to nature as possible.

This rare and exclusive property is offered at the following prices:

Proposition no. 1
Land 4598 & 4434
Plot 4'369m²
Mansion
Servitude for use of the park on the entire 4434
Including boathouse servitude (right of way)

Including plot 4434 blue on the plan of 10'531m
Selling price CHF 5'500'000.00

Proposal no. 2
Land 4598 & 4434
Plot 4'369m²
Maison de Maître
Servitude use of park on entire property 4434
Boat dock in co-ownership (with two other owners)
Including plot 4434 blue on plan 10'531m²
°Plot 12'700m² with private beach (red on plan)
°Plot 5'840m² (red on plan)
°Plot 17'500m²
(grey on plan)
°Building 397/Garden cabin 57m² floor area and
126m³
(Carnotzet, pergola, pizza oven, equipped workshop)
Sale price CHF 6'500'000.00

Marin-Epagnier is a locality forming part of the Laténa commune located 10 minutes from Neuchâtel by car. This highly residential area offers peace and quiet, with no visual or noise pollution.

SURFACES

Living area	~ 350 m ²
Surface of parcel	~ 4369 m ²
Volume	~ 1706 cbm

- 2 shower rooms with WC

Under the roof

- 2 spacious bedrooms
- 1 bathroom

CARACTERISTICS

Number of flats	1
Number of floors	4
Number of rooms	8
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	3
Number of terraces	2
Gross living area	~ 350 m ²
Year of construction	1921
Year of restoration	2018
Heating system	Heat pump, Solar
Heating installation	Radiator
Second home	Authorized
Parking places	Yes, obligatory

Basements

- Sauna and massage shower
- Laundry room
- Technical room
- Cellar

DISTANCES

Public transports	415 m
Primary school	2647 m
Stores	1013 m
Restaurants	526 m

DISTRIBUTION

Ground floor

- Entrance hall
- Kitchen
- Visitors' WC
- Shower room
- Living room with fireplace and terrace access
- Reading room
- Guest lounge

1st floor

- 3 bedrooms
- 1 suite with kitchen, living room with fireplace and bedroom



CONSTRUCTION

Built in 1921.

Complete building renovation completed in 2018:

- Electricity
- Water
- Heating
- Roof insulation
- Changing of windows
- All floors
- Partition walls
- Kitchen

Bathroom

Renovation of roof covering in 2025.

Greenhouse completely renovated in 2023.

ROOFING

Renovation of the roof covering in 2025.

REMARKS

Technical installations:

- Sauna stove 7kw replaced in 2024
- Water softeners water filtration-magnetic activated carbon (not salt) (sonatec)
- Heating air-to-air heat pump 8,5KW (CTA aeroheat)
- Solar electric system connected to neighboring PPEs

Two parking spaces available in the underground parking lot of the neighboring PPE

- Secure property with home-automated entrance gate opening

NEIGHBOURHOOD

- Green
- Park
- Lake
- Beach
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- International schools
- Tennis centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Waterfront
- Barbecue-chimney

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen

- Guests lavatory
- Separated lavatory
- Pantry
- Cellar
- Sauna
- Fitness room
- Craft room
- Fireplace
- Furnace
- Double glazing
- Bright/sunny
- With front and rear view
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Parquet floor
- Antique parquet floor

ORIENTATION

- West

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

Judicial form

En nom propre

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EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Lake
- Alps

STYLE

- Classic

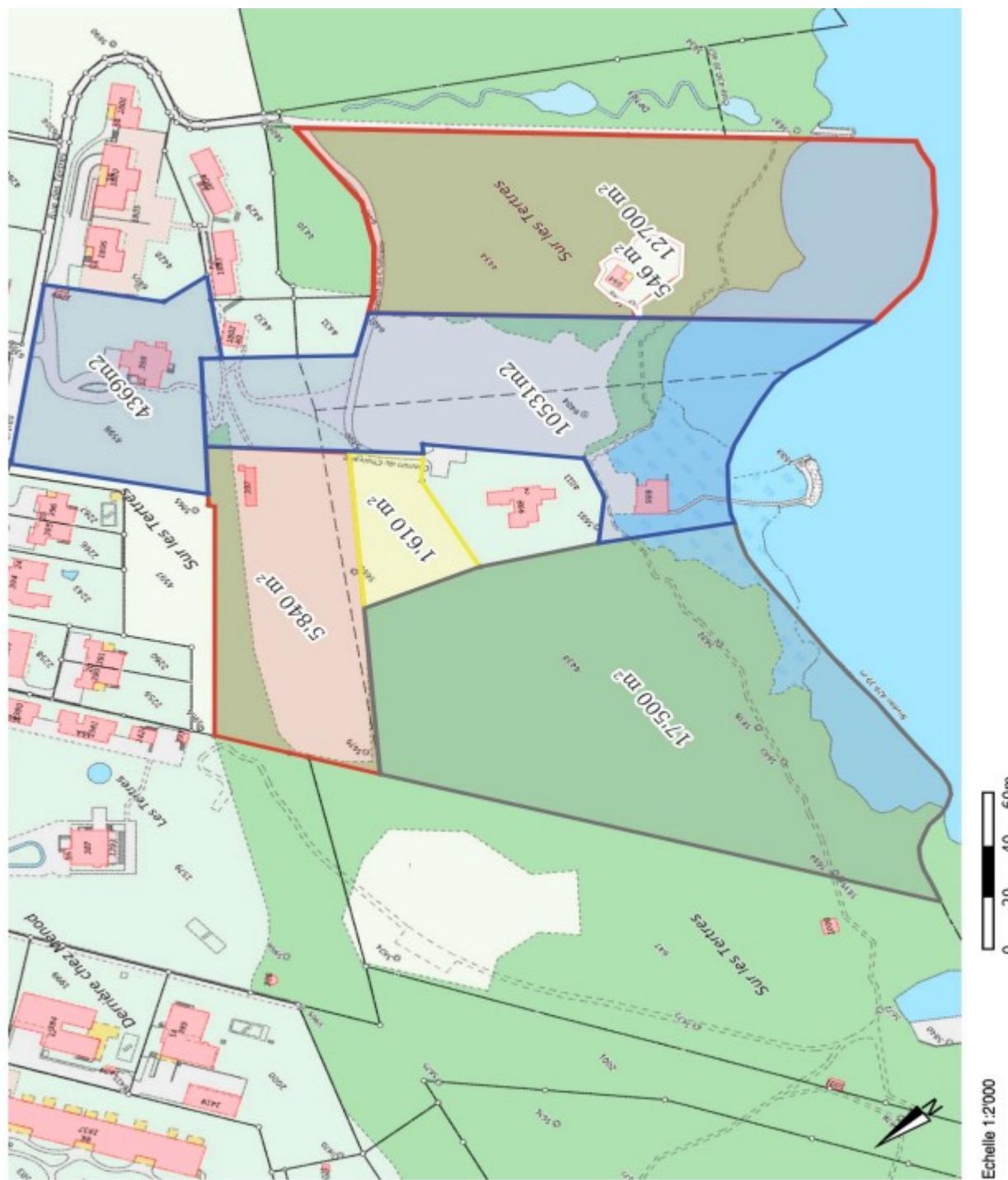


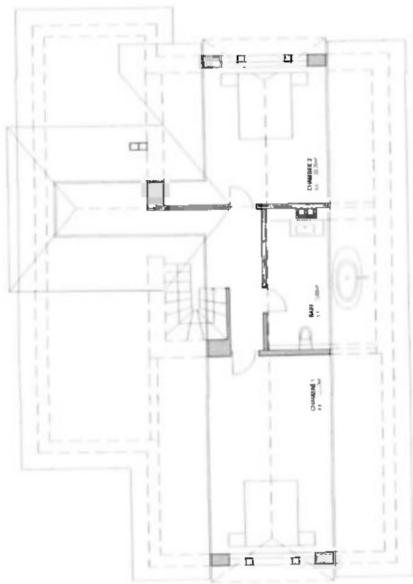












VILLA