

# BÔLE



Prestigious family home in the heart of nature

**CHF 2'550'000.-**

Parking place(s) included



12



8



~368 m<sup>2</sup>

n° ref. **038698**



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

This exceptional 12-room property is built on a plot of over 2,389 m<sup>2</sup> in the heart of the village in the immediate vicinity of all amenities.

Situated in a secluded green setting, this Maison de Maître comprises an 8-room, 244 m<sup>2</sup> main apartment and a 4-room, 105 m<sup>2</sup> apartment.

It offers over 368 m<sup>2</sup> of living space distributed over 3 floors and offers a living environment filled with history and noble materials.

The charm of the past has been preserved, through the original parquet and wooden floors, magnificent moldings, beautiful woodwork and exposed beams.

The vast 2,372 m<sup>2</sup> garden is beautifully landscaped with majestic trees and offers a vegetable garden as well as a greenhouse.

Several cellars, a laundry room, a machine room and a large galetas that can be converted into a studio complete this exceptional property.

Finally, it is possible to constitute a PPE of 3 apartments in the existing house (constitution in progress for two apartments). It is also possible to build an additional floor area of 190 m<sup>2</sup> (max. gross floor area 215 m<sup>2</sup>).

The village of Bôle is located in the commune of Milvignes, the largest wine-growing commune in the canton of Neuchâtel. Vineyards and forests invite you to stroll and discover. There are also numerous leisure and sports facilities. The train station, bus stop and elementary school are just a few minutes' walk away.

**SURFACES**

Living area	~ 368 m <sup>2</sup>
Surface of parcel	~ 2389 m <sup>2</sup>
Garden surface	~ 1697 m <sup>2</sup>
Volume	~ 2014 cbm

**CARACTERISTICS**

Number of flats	2
Number of floors	3
Number of rooms	12
Number of bedrooms	8
Number of bathrooms	2
Year of construction	1896
Year of restoration	2007
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Inside parking place/s	4 included
Total nb. of parkings	4 included
Construction zone	Faible densité
Basements	1
Communal tax	63 %
Real estate tax	1.6% of fiscal value

**DISTANCES**

Public transports	74 m
Primary school	100 m
Stores	1065 m
Restaurants	500 m

**DISTRIBUTION****Ground floor**

8-room main apartment

- Main hall with coffered ceiling
- Living/dining room with fireplace
- Study
- Guest toilet
- Eat-in kitchen

**1st floor**

8-room main apartment

- Hall
- 3 bedrooms
- Study
- WC
- Bathroom

**2nd floor**

4.5-room apartment

- Entrance hall
- Eat-in kitchen
- Study
- Shed
- Living room
- Dining room
- WC / shower

**Under the roof**

- Galetas with storage space that can be converted into a studio apartment

**Basements**

- Cellars
- Utility room
- Technical room



## CONSTRUCTION

This exceptional building dating from the late 19th century has retained its soul and has been renovated over the years, including the 4.5-room apartment in 2005.

The property was built using noble materials such as solid parquet flooring, mahogany (okoumé) woodwork, a Parisian-style slate and zinc roof, an ashlar fireplace and Hauterive stone for the window frames.

The heating is oil-fired and distributed via radiators. In addition, the fireplace in the main apartment provides a cosy atmosphere.

Finally, each apartment has its own entrance.

**NEIGHBOURHOOD**

- Village
- Restaurant(s)
- Railway station
- Bus stop
- Primary school

**OUTSIDE CONVENIENCES**

- Exclusive use of garden
- Garden
- Fence
- Gardenhouse
- Parking
- Built on even grounds

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Separated lavatory
- Cellar
- Unfurnished
- Fireplace
- Simple glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Furnished kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher

- Shower
- Bath

**FLOOR**

- Parquet floor
- Antique parquet floor

**CONDITION**

- Good

**ORIENTATION**

- East
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Park

**STYLE**

- Character house

**FINANCIAL DATA****Price**

CHF 2'550'000.-

**Availability**

To be discussed

**Judicial form**

En nom propre

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Entrance hall



Dining area



Living room with fireplace



Small salon



Eat-in kitchen



Eat-in kitchen



Distribution hall



Master suite



Private bathroom



Room



4-room apartment - Living room



Terrace



Garden



The property

# CADASTRE DE BÔLE | PPE SUR LE BIEN-FOND 2213

SITUATION | éch. 1/500

Date : 05.09.2022

Etabli sur la base des données de la  
mensuration officielle du : 05.09.2022  
Réf. SGRF 20220905\_23224

ARCHITECTE :



Droit de jouissance  
au profit de l'unité A



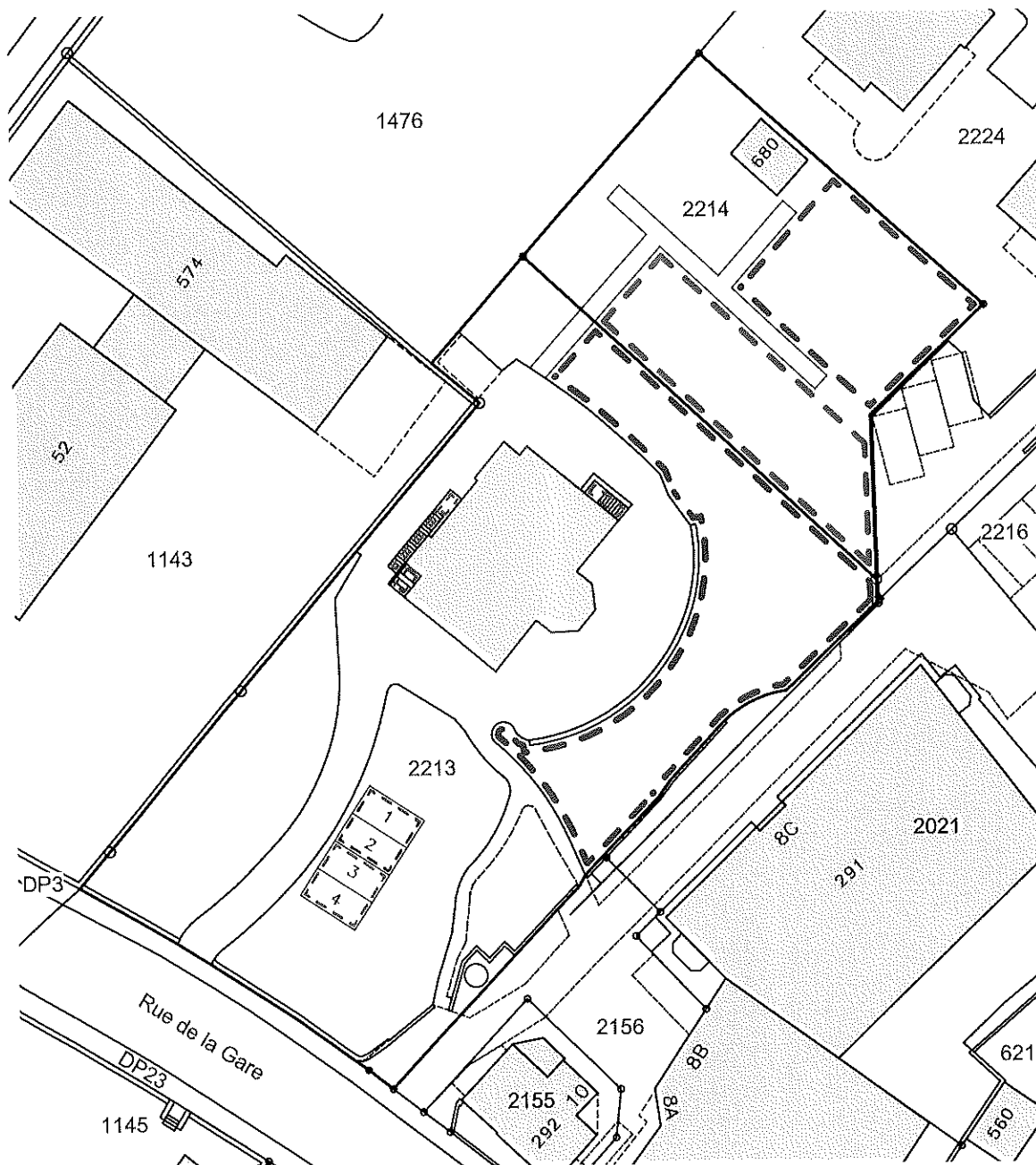
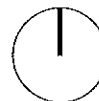
Droit de jouissance  
au profit de l'unité B

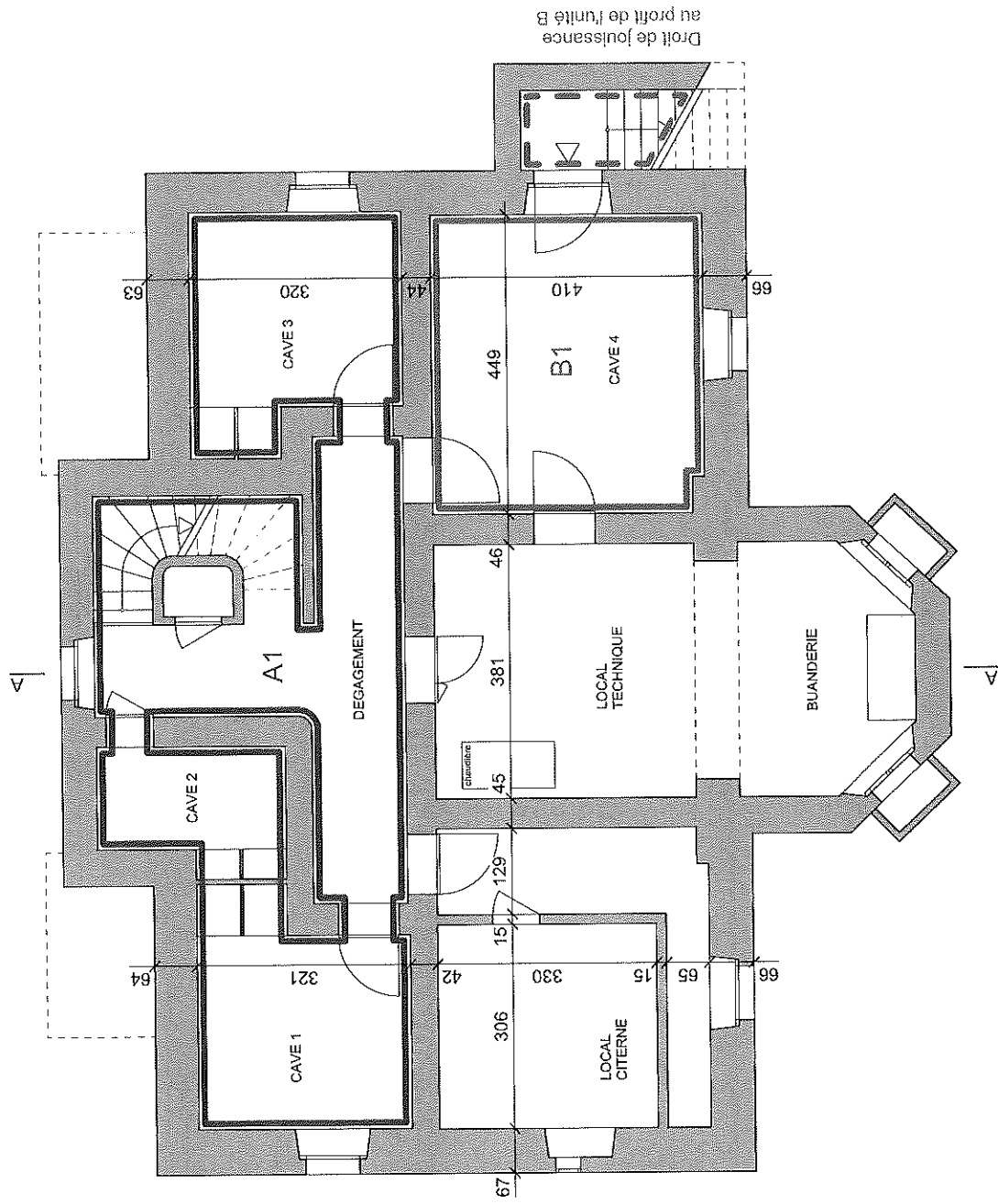


Droit de jouissance au profit de l'unité A  
du bien-fonds de base 2213



Droit de jouissance au profit de l'unité B  
du bien-fonds de base 2213





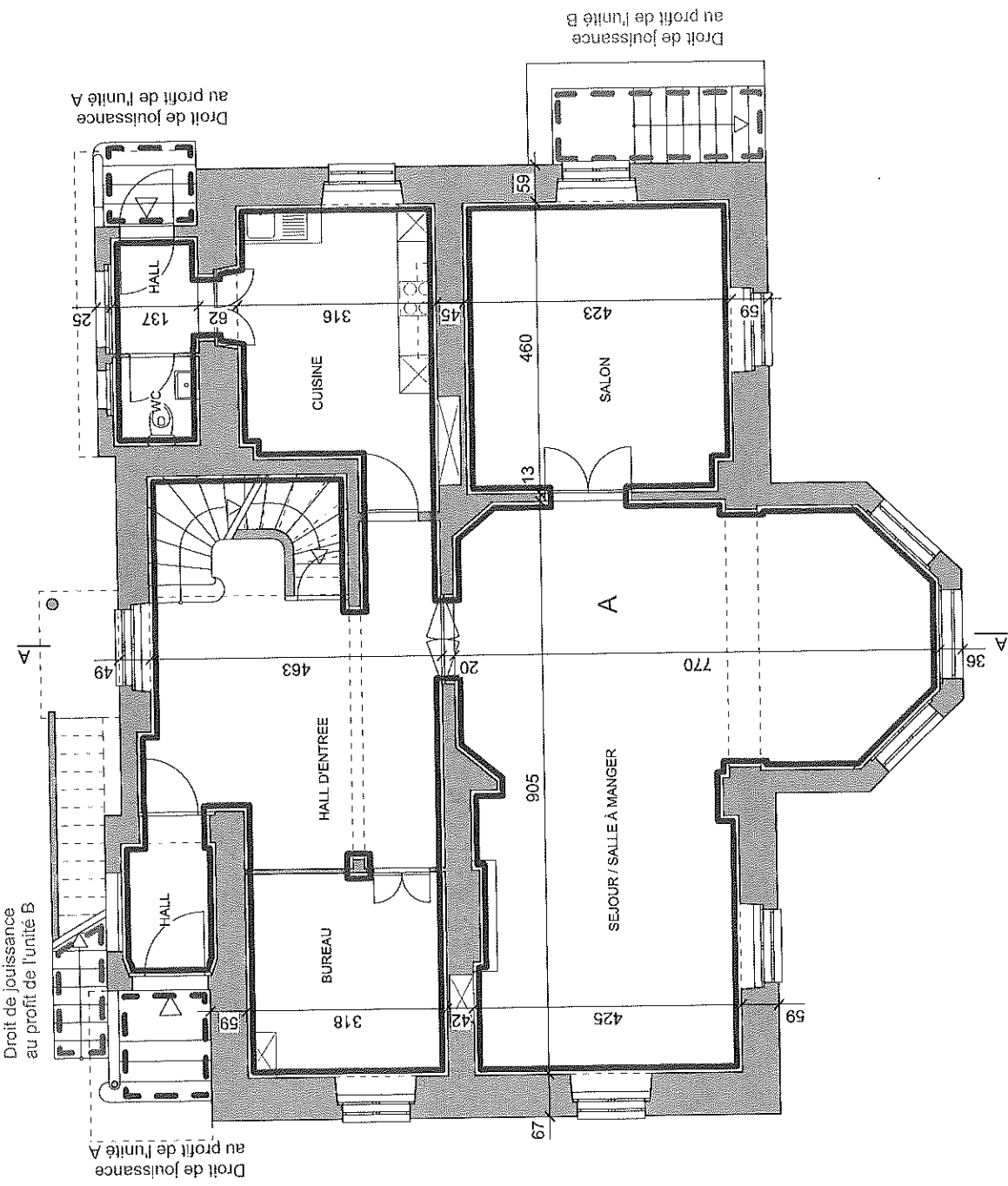
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NIVEAU -1 | éch. 1/100

Date : 05.09.2022

ARCHITECTE :





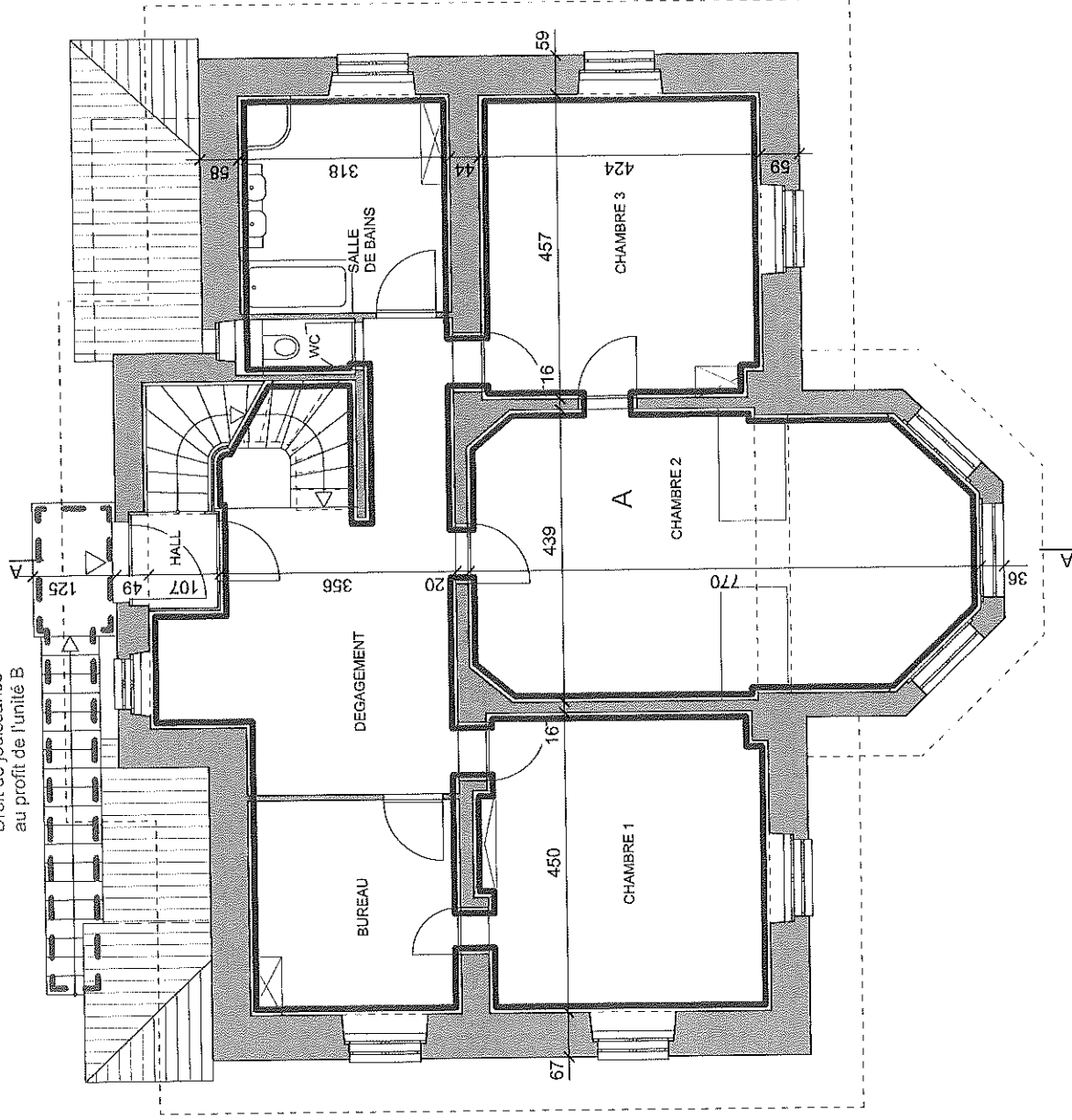
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Date : 05.09.2022

Droit de jouissance  
au profit de l'unité B

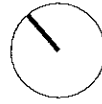


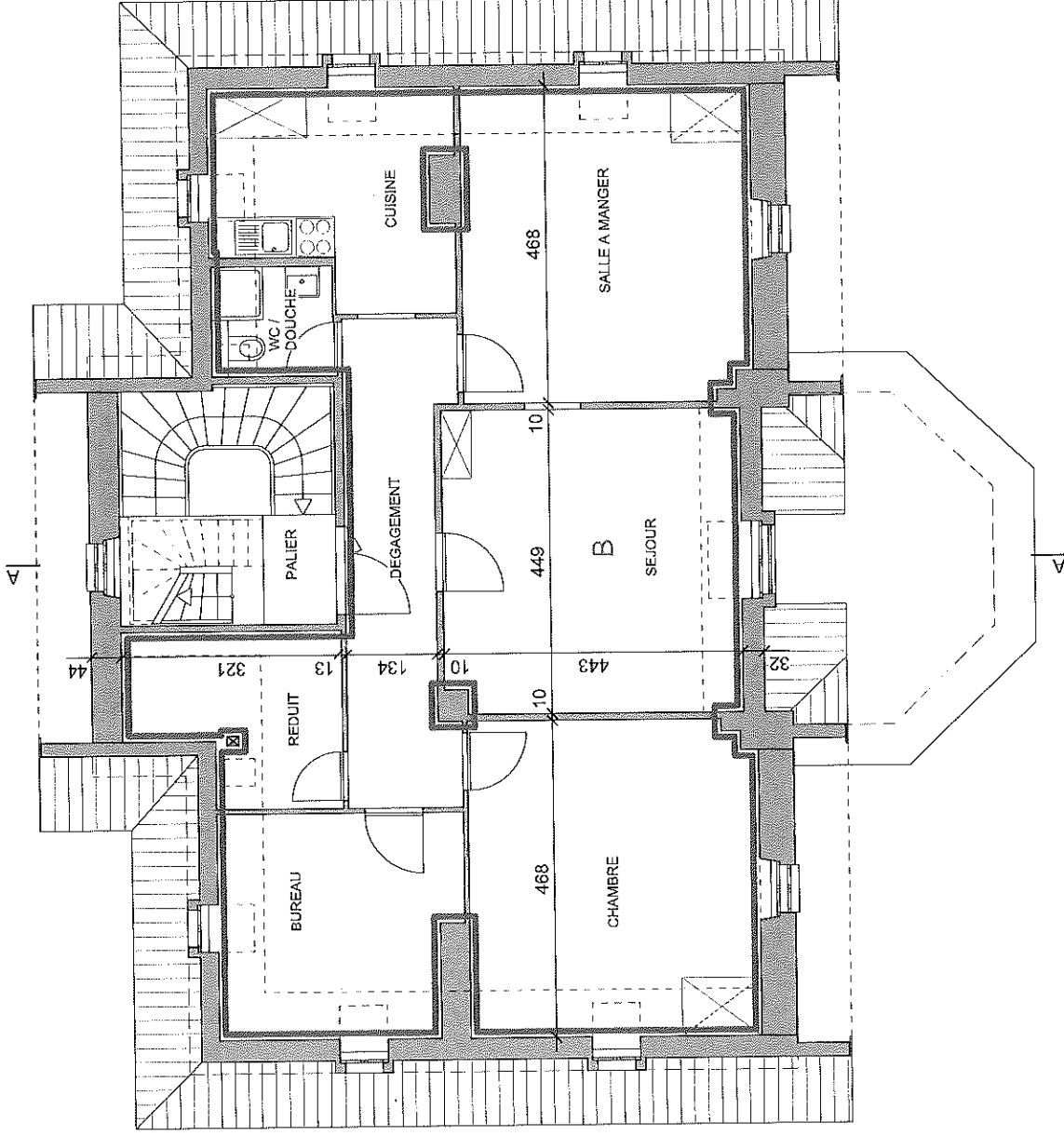
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NIVEAU 1 | éch. 1/100

Date : 05.09.2022

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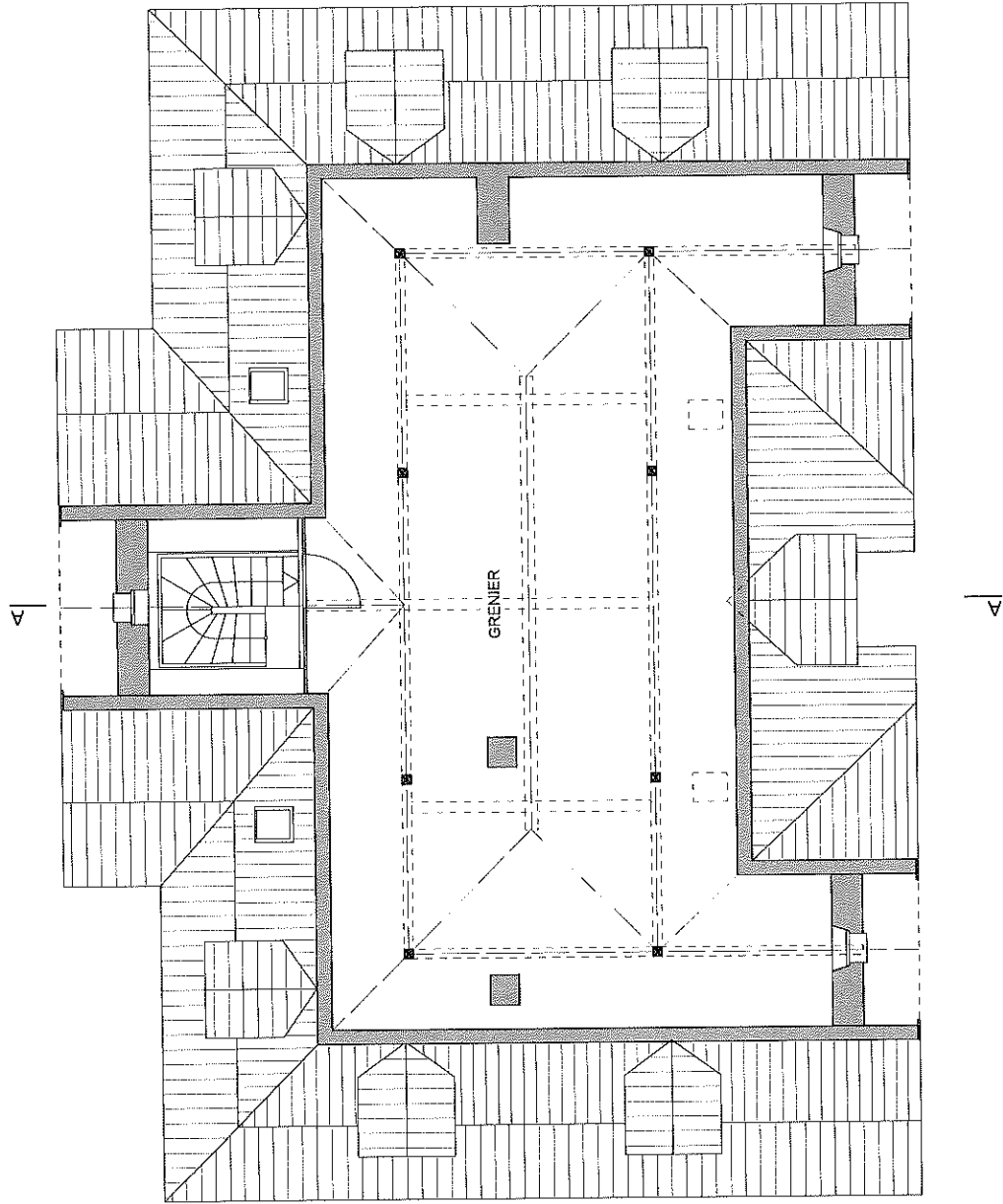
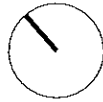
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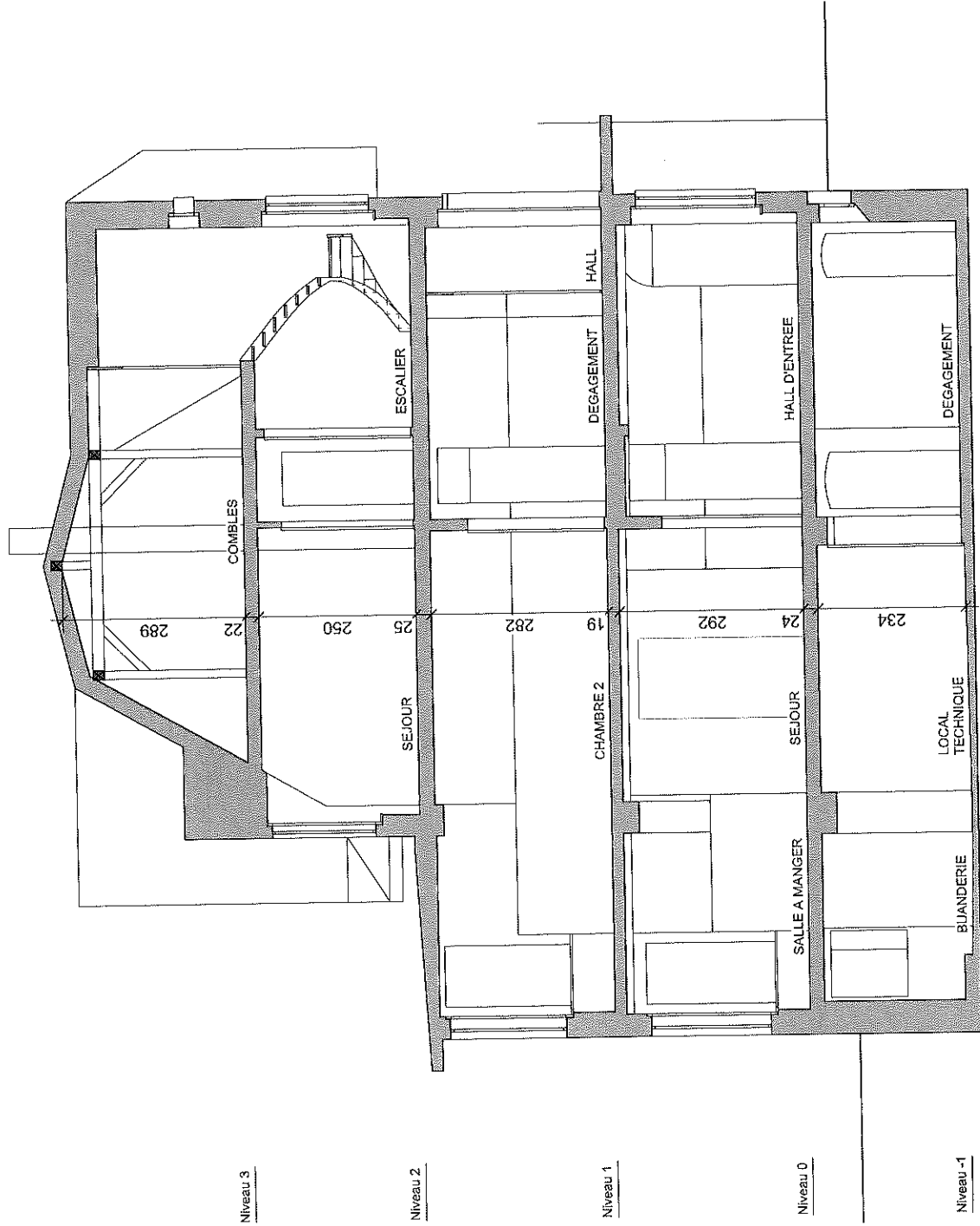


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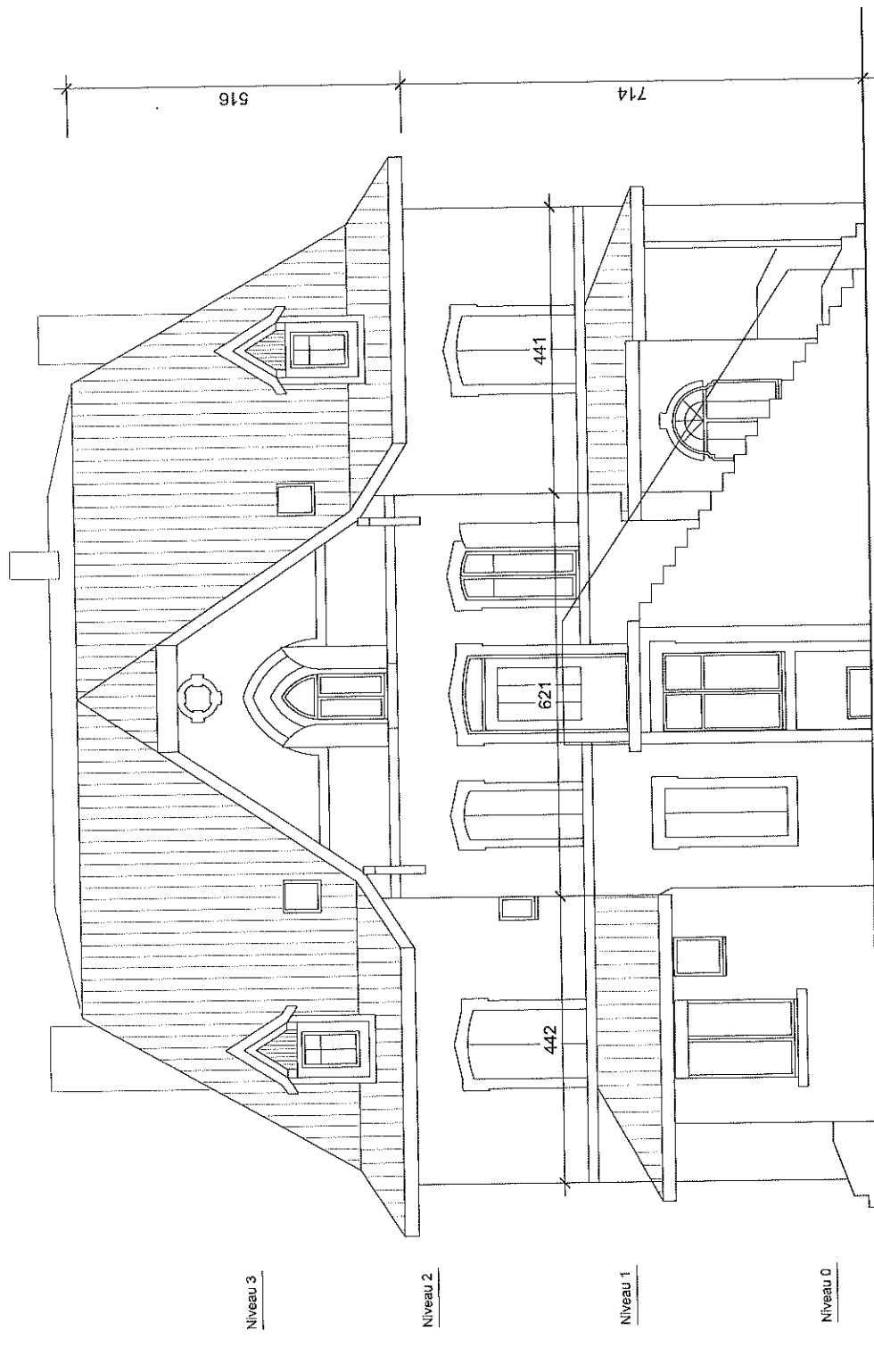


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COUPE A-A | éch. 1/100

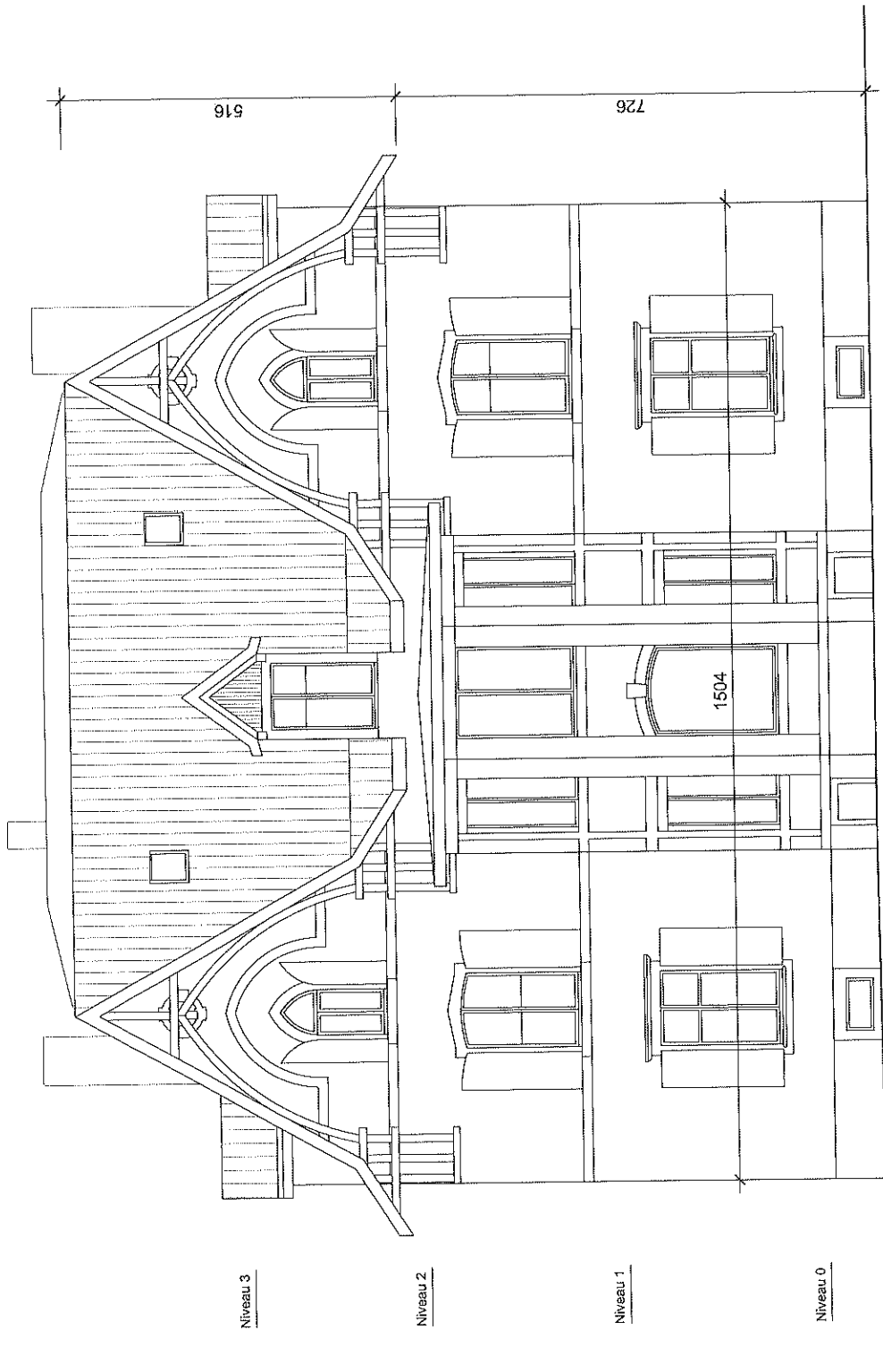
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ARCHITECTE :



Niveau -1

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FACADE NORD   éch. 1/100		ARCHITECTE :
Date : 05.09.2022		

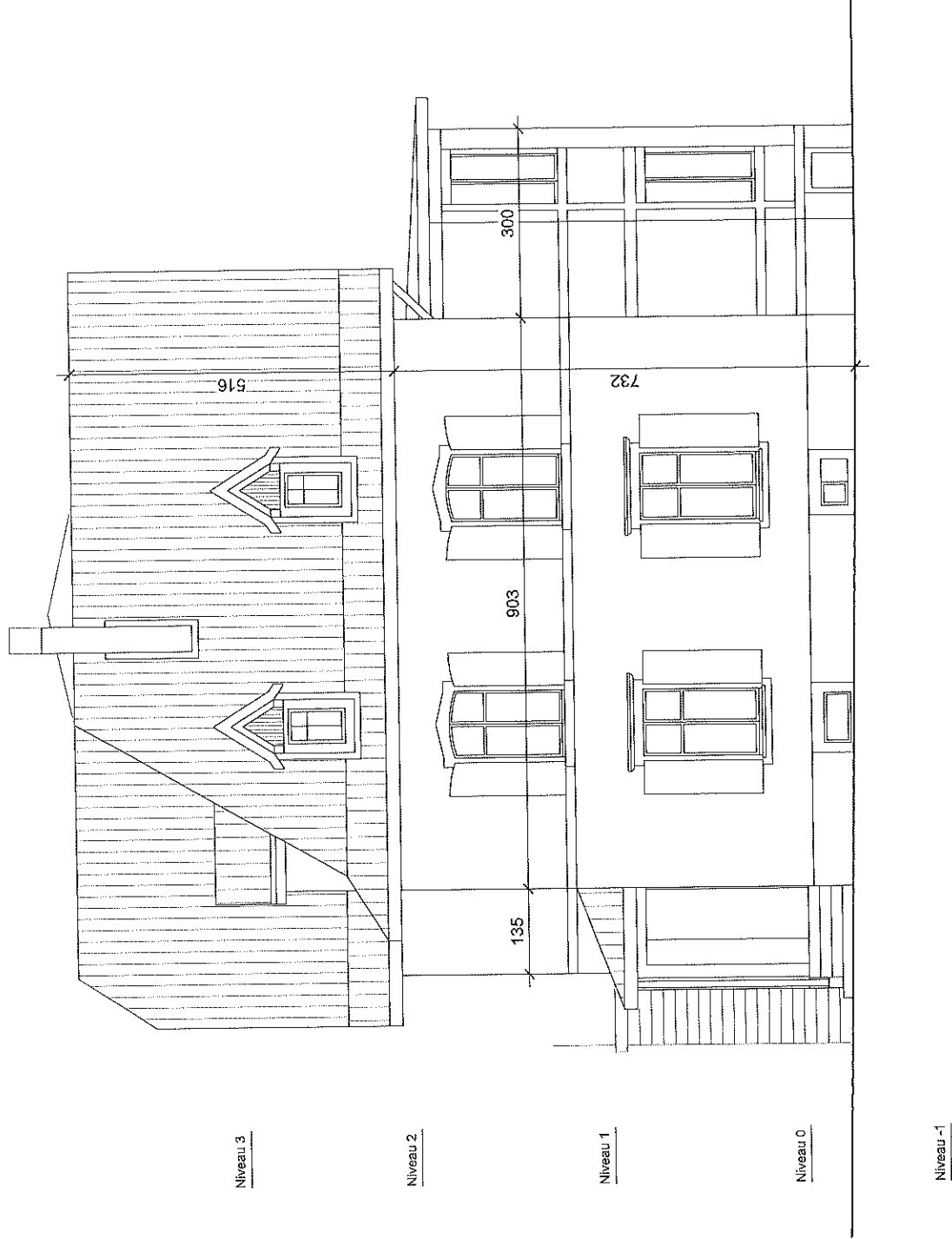


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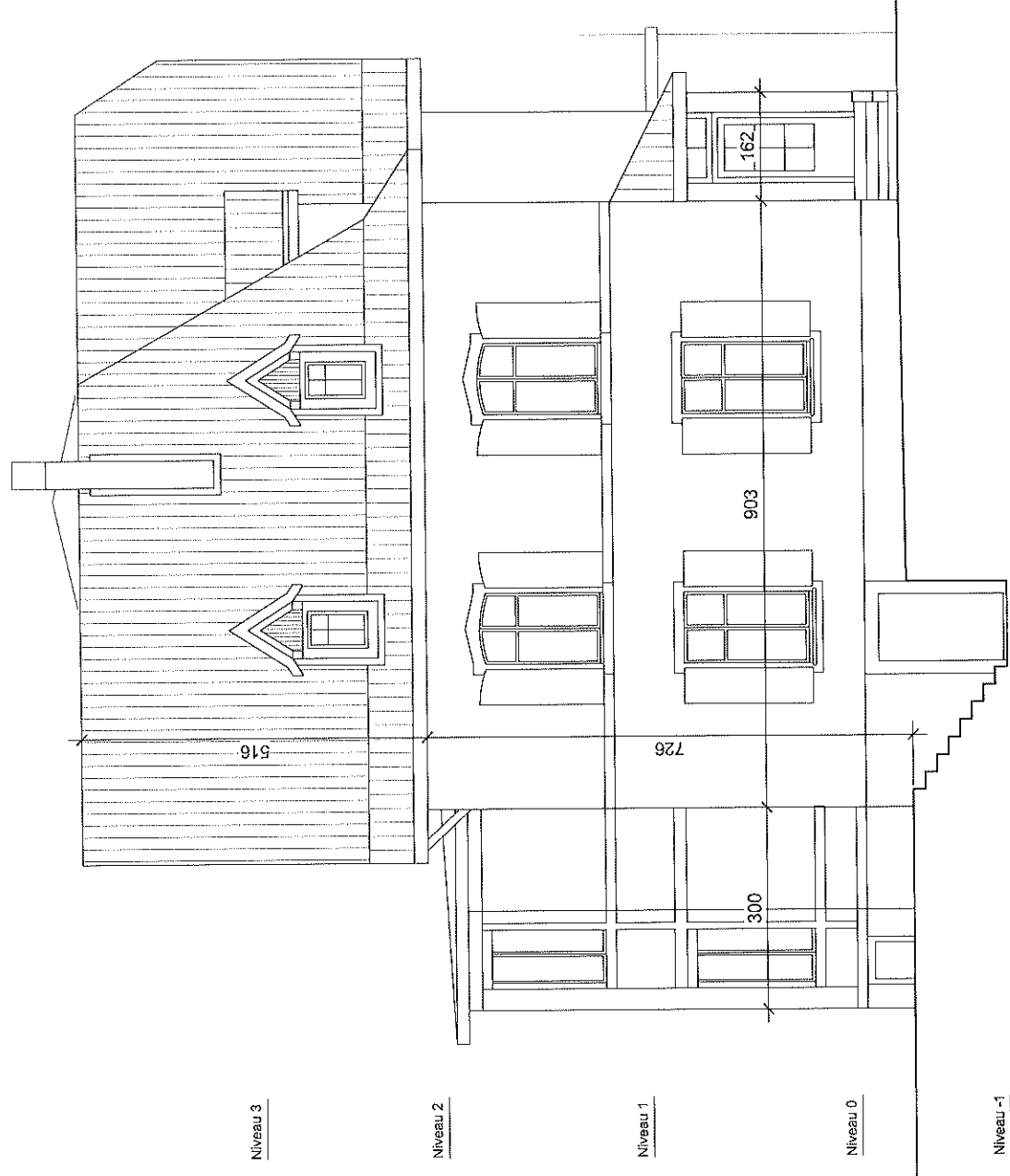
FACADE SUD | éch. 1/100

Date : 05.09.2022

ARCHITECTE :



CADASTRE DE BÔLE   PPE SUR LE BIEN-FOND 2213		
FACADE OUEST   éch. 1/100	ARCHITECTE :	
Date : 05.09.2022		



# CADASTRE DE BÔLE | PPE SUR LE BIEN-FOND 2213

FACADE EST | éch. 1/100

Date : 05.09.2022

ARCHITECTE :