

# LE LANDERON



A modern 5.5-room villa combining comfort,  
light and serenity

**CHF 1'190'000.-**

Price of parking place(s) in addition



5.5



4



~169.2 m<sup>2</sup>

n° ref. **046450**



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## SITUATION AND DESCRIPTION

The "Les Pêches derrière l'Église" development unveils a contemporary 5.5-room villa, designed to offer a perfect balance between modern comfort and serenity.

Distributed over three levels, it offers 225.2 m<sup>2</sup> of floor space, with carefully thought-out, bright spaces.

The first floor hosts a spacious and convivial living room, open to the outside thanks to large picture windows giving access to a private garden.

This outdoor space naturally extends the interior and invites you to take full advantage of the fine weather.

Upstairs, three generous bedrooms share a bathroom, offering an ideal setting for harmonious family life.

The top level is reserved for a master suite, benefiting from a dressing room, a private bathroom and a terrace, a veritable haven of peace in the heights.

Implanted in a verdant environment while remaining close to amenities, this villa seduces with its privileged living environment, combining nature, modernity and practicality.

Construction is currently underway, with delivery scheduled for the end of 2026.

Contact our team for a full presentation and personalized advice.

For more information, visit our website: [www.lpde.ch](http://www.lpde.ch).

Villa price CHF 1'190'000.-

2 parking spaces CHF 45'000.-/unit not included

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

**SURFACES**

Living area	~ 169.2 m <sup>2</sup>
Surface of parcel	~ 239 m <sup>2</sup>
Terrace surface	~ 39.9 m <sup>2</sup>
Useful surface	~ 225.2 m <sup>2</sup>

**CARACTERISTICS**

Number of floors	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	2
Year of construction	2026
Heating system	Wood
Domestic water heating system	Wood
Heating installation	Floor
Second home	Non authorized
	2
Inside parking place/s	CHF 90'000.- not included
Basements	1

**DISTANCES**

Public transports	310 m
Primary school	2275 m
Stores	490 m
Restaurants	205 m

**DISTRIBUTION****Ground floor**

A living room giving access to the terrace  
A kitchen opening onto the dining room  
A guest WC

**1st floor**

3 bedrooms  
One bathroom

**2nd floor**

A master suite with private shower room

**Basements**

A cellar  
A laundry room  
A machine room

**NEIGHBOURHOOD**

- City centre
- Park
- Green
- Lake
- Beach
- Harbour
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Concert hall
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garden
- Loggia
- Greenery

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Cellar
- Bicycle storage
- Built-in closet
- Connected thermostat
- Triple glazing

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Bath
- Shower
- Photovoltaic panels
- Electric blind

**FLOOR**

- At your discretion
- Tiles
- Parquet floor

**CONDITION**

- New

**ORIENTATION**

- South

**FINANCIAL DATA**

<b>Price</b>	CHF 1'190'000.-
<b>Price park. int. ②</b>	CHF 90'000.-
<b>Total price</b>	<b>CHF 1'280'000.-</b>
<b>Availability</b>	To be discussed

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- East

**EXPOSURE**

- Optimal

**STYLE**

- Modern

**STANDARD**

- Minergie®



