

BEVAIX



Magnificent contemporary villa on the edge
of Lake Neuchâtel

Price upon request



7.5



6



~254 m²

n° ref. **16290D**



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SITUATION AND DESCRIPTION

This magnificent property, built on a plot of 639 m², is located on the lakefront in a prime residential area, surrounded by vineyards.

It will seduce you with its contemporary style, its spacious bright volumes, its beautifully landscaped exteriors and its splendid view of the Lake of Neuchâtel.

Distributed over approximately 254 m² of living space, this property has 2 levels and is distinguished by its generous 7.5 rooms and its high-quality finishings.

The large bay windows provide plenty of light on each floor.

The kitchen has the advantage of having a bar open to the large living room which has an access to the balcony of over 17 m² offering an exceptional view.

The 4 bedrooms/office on the lower ground floor have all a direct access to the large south-facing garden of 360 m².

For your comfort, the master suite benefits from a large dressing room, a wellness area with shower and jacuzzi bathtub as well as an access to the 52 m² terrace.

1 covered parking space and 2 garage boxes complete this property.

Bevaix is part of the municipality of La-Grande-Beroche and has about 8'800 inhabitants. The train station, bus stop, shops, primary school and the lake are only a few minutes away. A port, popular bathing areas, vineyards and forests invite you to take a walk and discover the area.

SURFACES

Living area	~ 254 m ²
Surface of parcel	~ 639 m ²
Balcony Surface	~ 17 m ²
Garden surface	~ 360 m ²
Terrace surface	~ 52 m ²
Useful surface	~ 340 m ²
Volume	~ 988 cbm

CARACTERISTICS

Number of floors	2
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	4
Number of balcony	1
Number of terraces	1
Year of construction	1997
Year of restoration	2022
Communal tax	66 %
Real estate tax	0.8‰ of fiscal value

ANNEXES

- 1 covered outdoor parking space
- 2 garage boxes

DISTANCES

Station	1300 m
Public transports	1000 m
Freeway	1800 m
Nursery school	1200 m
Primary school	1100 m
Secondary school	1100 m
Stores	1200 m
Post office	1200 m
Bank	1200 m
Restaurants	170 m

DISTRIBUTION**Lower ground floor**

- Utility room
- Cellar

- PC shed
- Laundry room
- Storage room
- En-suite bedroom with garden access
- Bedroom with garden access
- Study with garden access
- Master suite with dressing room, wellness and terrace access
- Terrace
- Garden

Upper ground floor

- Entrance hall
- WC / Shower
- Bedroom
- En-suite bedroom
- Open kitchen with bar
- Dining area
- Living room with balcony access
- Balcony



CONSTRUCTION

Built in 1997, this villa has been fitted out, both inside and out, with great taste.

The materials and equipment have been chosen with particular attention. The kitchen is equipped with high quality appliances (oven, steam oven, microwave oven, induction hob, American fridge).

The many wall cupboards as well as the large dressing room in the master suite offer you all the space you need for your belongings.

The heating is distributed by the floor and produced by oil. In addition, the thermal panels produce hot water for the villa.

Equipment such as electric blinds, central hoover and home automation improve the daily comfort.

In addition, the villa is equipped with Bang & Olufsen speakers in the living room and all bedrooms.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Marina
- Vineyard
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Museum
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Garage

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Cellar
- CP-Shelter
- Storeroom
- Built-in closet
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Bath
- Shower
- Thermal solar collector system
- Electric blind
- Alarm
- Central vacuum
- Home automation

FINANCIAL DATA**Price****Availability****Judicial form****Price upon request**

To be discussed

En nom propre

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FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Alps

STYLE

- Atypical house

















