

MÔTIERS NE



House downtown Môtiers, ideal for a large family

CHF 725'000.-

Price of parking place(s) in addition



7.5



4



300 m²

n° ref. **042273**



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SITUATION AND DESCRIPTION

Located in the heart of the charming village of **Môtiers**, capital of the Travers Valley, this address enjoys a privileged location combining authenticity and practicality.

- **Living environment** : Môtiers is renowned for its historical and cultural heritage, notably linked to absinthe, as well as for its exceptional natural landscapes. The locality offers a peaceful, village atmosphere, ideal for families or nature lovers.
- **Shops & services** : Most local shops (grocery, bakery, restaurants, bank, post office) as well as public services are within a few minutes' walk.
- **Schools** : The commune has nursery and elementary school. Secondary schools and gymnasiums are accessible in the region, notably in Fleurier and Neuchâtel.
- **Transportation**: The Môtiers train station, about 5 minutes' walk away, provides direct connections to

Fleurier, Travers and Neuchâtel. By car, Neuchâtel can be reached in around 30 minutes and Lausanne in just over an hour.

- **Environment**: The region is popular for its outdoor activities, with hiking trails, waterfalls and the magnificent scenery of the Val-de-Travers.

It consists of 7.5 rooms and has a living area of around 300 m² and a usable area of around 430 m².

A complete interior renovation was carried out in 2020. The heating system was replaced in 2023 by pellet heating.

This building is distributed over 4 levels as follows:

- Ground floor: 2 small independent retail areas with 2 shop windows, technical room with pellet boiler, laundry room, garden space 15m² which brings a rental yield of 700.-CHF

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- 1st floor: entrance hall, 1 fitted kitchen, 1 bedroom, 1 large living room with stove.
- 2nd floor: 3 bedrooms, 1 wc-washbasin, 1 shower room with walk-in shower and double washbasin
- 3rd floor: attic for conversion

Possibility of making it a main residence or converting it into an investment property.

SURFACES

Living area	300 m ²
Surface of parcel	173 m ²
Garden surface	15 m ²
Useful surface	436 m ²
Volume	1144 cbm

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	1952
Year of restoration	2020
Heating system	Pellets
Domestic water heating system	Pellets
Heating installation	Radiator
Second home	Authorized

DISTANCES

Public transports	66 m
Stores	188 m
Restaurants	18 m

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PROXIMITY

- City centre
- Green
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Garden
- Public parking
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Cellar
- Garret
- Storeroom
- Workshop
- Unfurnished
- Double glazing

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Bath

FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- As new

ORIENTATION

- North

EXPOSURE

- Optimal
- All day

MISCELLANEOUS

- Not registered as Contaminated land

FINANCIAL DATA

Price

CHF 725'000.-

Availability

To be discussed

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