

MAGGLINGEN/MACOLIN



An exceptional residence in Magglingen,
Elegance, comfort and Alpine

CHF 1'990'000.-

Price of parking place(s) in addition



5.5



4



175 m²

n° ref. **044389**



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SITUATION AND DESCRIPTION

Nestled in the heart of a privileged environment, this residence combines **architectural prestige, modern comfort and an exceptional natural setting**. More than just a property, it offers a true living experience, where discreet luxury and serenity meet.

Thanks to its ideal location in Magglingen, with its infrastructure, tax advantages and proximity to Biel at the intersection of 4 international airports, this house represents a rare opportunity for those seeking both **exclusivity, quality of life and lasting asset value**.

A unique place, designed to write the most beautiful pages of a new history.

Built in 2012 at Lindenweg 2 in Macolin, this sumptuous 5.5-room house embodies a refined art of living where every detail has been thought out to combine comfort

and elegance.

As soon as you step inside, you'll be captivated by the magnificent view and the brightness of the living space, with its noble parquet flooring, whose warm tones enhance the generous volumes bathed in light. The reception areas extend naturally onto two spacious terraces, true havens of conviviality and intimacy, offering a harmonious transition between indoors and outdoors.

The master suite stands out for its serene and exclusive atmosphere, while the jewel of the property is revealed outside: a private Jacuzzi set on the terrace, from which you can savor a majestic view of the Alpine chain. Between sky and mountains, this unique setting promises unforgettable moments of relaxation.

The major assets of this home:
5.5 elegantly appointed rooms

Refine and intimate master suite
Two vast sun-facing terraces
Outdoor Jacuzzi with exceptional Alpine panorama
High-quality materials and meticulous finishes
Praised location in Magglingen, both close to nature and perfectly connected

A rare property, designed for those looking for much more than just a house: a privileged living environment, imbued with serenity and exclusivity.

Location benefits

- Macolin, overlooking Biel, at **approximately 875 m above sea level**, offers a mild climate, a quiet resort atmosphere close to the city.
- Presence of the **National Sports Center (FOSPO / MSC)** in Magglingen, a leading infrastructure for sports, research and sports training.
- Easy access from Biel, including via the **Biel-Macolin funicular**.
- Nearby: cooperative grocery store open 7 days a week and bus stop 50 meters away. Funicular to Biel less than 300 meters away.

Additional assets

- Exceptional panorama: **unobstructed views of the Alps**, overlooking town and lake depending on orientation.
- Rich natural environment: forests, hiking trails (e.g. Forêt de la Marille), peace and fresh air.
- Presence of bilingual schools, cultural amenities, quality sports facilities.

Tax & administrative advantages

- The commune of Évillard (of which Macolin is a part) is well placed within the **Canton of Bern**, renowned for attractive taxation depending on income type, family situation and residential status. (*Note: rates vary, so it's advisable to check with a tax expert for your specific case.*)
- Évillard is among the bilingual (German/French) communes, which can favor certain administrative or personal relationships.
- The peaceful environment, combined with

proximity to Biel, offers an excellent compromise between quality of life, urban services, and the benefits of nature.

What we can conclude

- Évillard / Macolin will be fiscally more advantageous than many communes in the canton of Berne, thanks to a reasonable **communal multiplier (Steuerfuss)**, which reduces the communal income tax burden.

SURFACES

Living area	175 m ²
Surface of parcel	955 m ²
Garden surface	600 m ²
Terrace surface	60 m ²
Useful surface	30 m ²
Volume	1066 cbm

Restaurants	593 m
Park / Green space	301 m

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of terraces	2
Year of construction	2012
Year of restoration	2019
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Draining of waste water	Connection to the WWTP
Second home	Non authorized
Inside parking place/s	1 included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

DISTANCES

Station	300 m
Public transports	76 m
Freeway	3984 m
Nursery school	141 m
Primary school	2060 m
Secondary school	1659 m
Secondary II school	1659 m
College / University	437 m
Stores	49 m
Cable car	3584 m
Post office	49 m
Bank	2030 m
Hospital	2063 m

PROXIMITY

- Village
- Green
- Mountains
- Fog-free
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- College / University
- International schools
- Sports centre
- Public swimming pool
- Tennis centre
- Hiking trails
- Soccer pitch
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Garage
- Visitor parking space(s)
- Jacuzzi

INSIDE CONVENIENCES

- Without elevator
- Garage
- Pantry
- Cellar
- Storeroom

- Jacuzzi
- Unfurnished
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Shower
- Bath
- Phone
- Internet connection
- Electric blind
- Alarm
- Interphone
- Controlled ventilation
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

FINANCIAL DATA

Price

CHF 1'990'000.-

Availability

To be discussed

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ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Valley view
- Unobstructed
- Panoramic
- With an open outlook
- Forest

STYLE

- Modern





















