

# BEVAIX



Renovated detached villa with beautiful  
garden and jacuzzi!

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**CHF 1'350'000.-**



7.5



5



~180 m<sup>2</sup>

n° ref.

**5626147\_044600**



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## SITUATION AND DESCRIPTION

Erected on a plot of approximately 444 m<sup>2</sup> and distributed over 3 levels, this 7.5-room villa benefits from approximately 180 m<sup>2</sup> of living space.

This tastefully renovated villa will seduce you with its location in a residential area in zone 30, its various outdoor spaces and its partial view of the lake.

The interior offers very interesting potential and will appeal to families with children.

As for the exteriors, the pergola with its pizza oven and the jacuzzi will seduce you when the fine weather arrives.

The garage can accommodate 1 or even 2 small vehicles and 2 additional parking spaces are located outside.

Bevaix is a locality forming part of the Grande-Béroche commune located 20 minutes from Neuchâtel via the freeway. This highly residential area offers peace and quiet, with no visual or noise pollution.

## SURFACES

Living area	~ 180 m <sup>2</sup>
Surface of parcel	~ 444 m <sup>2</sup>
Garden surface	~ 262 m <sup>2</sup>
Terrace surface	~ 10 m <sup>2</sup>
Total surface	~ 180 m <sup>2</sup>
Volume	~ 814 cbm

## CARACTERISTICS

Number of floors	3
Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	2
Number of balcony	1
Gross living area	~ 180 m <sup>2</sup>
Year of construction	1974
Year of restoration	2014
Heating system	Fuel oil, Wood
Heating installation	Radiator
Second home	Authorized
Parking places	Yes, obligatory

## ANNEXES

- Garage
- 2 outdoor parking spaces

## DISTANCES

Public transports	259 m
Primary school	4145 m
Stores	493 m
Restaurants	760 m

## DISTRIBUTION

### Ground floor

- Kitchen
- Dining room with wood-burning stove and balcony access
- Living room
- One bedroom
- Shower room

### 1st floor

- 3 bedrooms
- 1 shower room

### Basements

- Cellar
- Garage
- Technical room
- 1 guest bedroom



## OUTSIDE CONVENIENCES

- Jacuzzi
- Pergola
- Terrace with pizza oven

## NEIGHBOURHOOD

- Village
- Green
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Gardenhouse
- Jacuzzi
- Built on even grounds
- Pizza Oven

## INSIDE CONVENIENCES

- Box
- Eat-in-kitchen
- Open kitchen
- Cellar
- CP-Shelter
- Workshop
- Swedish stove
- Double glazing
- Bright/sunny
- Exposed beams

- With character

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Lake

## STYLE

- Classic

## FINANCIAL DATA

### Price

**CHF 1'350'000.-**

### Availability

To be discussed

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