

# GRANDSON



Price reduction - Architect-designed house  
with exceptional lake view

**CHF 1'900'000.-**

Parking place(s) included



5.5



4



174 m<sup>2</sup>

n° ref. **045068D**



**Switzerland | Sotheby's International Realty**  
Ruelle de Midi 2, 1040 Echallens

**Damien Breton**  
+41 79 860 78 19  
damien.breton@swsir.ch

Switzerland

**Sotheby's**  
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## SITUATION AND DESCRIPTION

Single-storey 5.5-room architect-designed detached house (three steps lead up to the sleeping area), built in 1991, with swimming pool and exceptional views of Lake Neuchâtel. Nestled in an idyllic setting on the heights of Grandson, this property captivates with its privileged location, harmonious volumes and serene atmosphere.

The spaces are perfectly defined:

The large, bright, semi-open living space, enhanced by a fireplace, benefits from a beautiful high ceiling and gives access to a terrace as well as the swimming pool.

The night space includes four bedrooms, all with direct access to the garden, a bathroom and a shower room.

On the lower ground floor, a large volume is available

for conversion to suit your needs: laundry room, utility room or storage space.

Externally, you'll enjoy a well-kept garden with trees, a flat plot, several terraces - one of which is covered - as well as two covered parking spaces and several outdoor spaces.

The house is equipped with a heat pump heating system and photovoltaic panels, ensuring comfort and energy efficiency.

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**SURFACES**

Living area	174 m <sup>2</sup>
Surface of parcel	1686 m <sup>2</sup>
Volume	1126 cbm

**CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Year of construction	1991
Year of restoration	2023
Heating system	Air to water heat pump
Domestic water heating system	Groundwater heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Energy efficiency	B
Building envelope	D

**DISTANCES**

Public transports	277 m
Primary school	1098 m
Stores	1047 m
Restaurants	235 m



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Architect house - Rare location and stunning lake views

## PROXIMITY

- Villa area

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Carport
- Swimming pool

## INSIDE CONVENIENCES

- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Shower
- Bath

## CONDITION

- To be refurbished

## EXPOSURE

- Optimal

## VIEW

- Unobstructed
- Panoramic

## FINANCIAL DATA

**Price**

**CHF 1'900'000.-**

**Availability**

To be discussed

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