

# LIGNIÈRES



Spacious, modern villa with garden and top-of-the-range finishes

**CHF 1'290'000.-**



7



6



225 m<sup>2</sup>

n° ref.

**5903843\_043741**



**Switzerland | Sotheby's International Realty**  
Rue des Chavannes 3, 2000 Neuchâtel

**Jacques-Olivier François**  
+41 77 513 04 76  
jacques-olivier.francois@swsir.ch



## SITUATION AND DESCRIPTION

Erected on a plot of approx. 565 m<sup>2</sup> and distributed over 2 levels, this 7-room villa benefits from approx. 225 m<sup>2</sup> of living space.

Ideal villa for families with children. Large bay windows bring plenty of light into every room. In addition, its vast living room and volumes bring a very appreciable feeling of space.

The master suite has a dressing room and a spacious private shower room.

As for the exteriors, the veranda, terrace and well-kept garden with its vegetable patch will seduce you from when the weather is fine.

The double garage with electric door can accommodate 2 vehicles.

Lignières is a commune in the canton of Neuchâtel located 30 minutes from Neuchâtel and Biel. This residential area offers peace and quiet, with no visual or noise pollution.

**SURFACES**

Living area	225 m <sup>2</sup>
Surface of parcel	565 m <sup>2</sup>
Garden surface	362 m <sup>2</sup>
Terrace surface	53 m <sup>2</sup>
Veranda / winter garden surface	15 m <sup>2</sup>
Total surface	225 m <sup>2</sup>
Volume	1292 cbm
Ceiling height	2.44 m

**CARACTERISTICS**

Number of rooms	7
Number of bedrooms	6
Number of bathrooms	2
Number of toilets	1
Number of terraces	1
Gross living area	225 m <sup>2</sup>
Year of construction	2021
Heating system	Solar, Distance heating
Heating installation	Floor
Second home	Authorized
Parking places	Yes, obligatory

**DISTANCES**

Public transports	410 m
Stores	326 m
Restaurants	385 m

**DISTRIBUTION****Garden floor**

- Large living room of over 73 m<sup>2</sup> including open kitchen and dining area
- Veranda and terrace
- 1 TV room
- 1 room ideal for telecommuting
- 1 guest toilet
- Cellar and utility room

**Upper ground floor**

- Large entrance hall with plenty of bespoke storage
- Garage access
- 2 children's bedrooms
- 1 master suite with dressing room and private shower room
- 1 bathroom with laundry room



## CONSTRUCTION

Built in 2021 with underfloor heating powered by district heating (pellet-fired power plant) and solar panels.

## OUTSIDE CONVENIENCES

- 15 m<sup>2</sup> veranda
- 38 m<sup>2</sup> terrace
- 362 m<sup>2</sup> garden with robot mower
- Potager

**NEIGHBOURHOOD**

- Green
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Primary school

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Box
- Visitor parking space(s)
- Robot mower

**INSIDE CONVENIENCES**

- Built-in closet
- Mosquito screen
- Triple glazing

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Bath
- Shower
- Alarm
- Home automation

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal

**VIEW**

- Nice view
- Clear
- Alps

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 1'290'000.-****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.









