

# VAUMARCUS



Detached villa with pool and lake view!

**CHF 1'500'000.-**



5.5



4



~118 m<sup>2</sup>

n° ref. **045007**



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## SITUATION AND DESCRIPTION

Erected on a plot of approx. 1147 m<sup>2</sup> and distributed over 2 levels, this single-storey villa offers 5.5 rooms for a living area of approx. 118 m<sup>2</sup>.

This well-maintained villa will seduce you with its ideal location in a residential area, offering beautiful lake views and the absence of neighbors to the rear as wine-growing land is located there.

The interior offers interesting potential for a family with children or for people wanting a villa without stairs.

As for the exteriors, the garden with south-facing terrace and above all the swimming pool and grill area at the rear will not fail to seduce you thanks to its optimal sunshine.

2 outdoor parking spaces complete this property.

Vaumarcus is a commune located 20 minutes from Neuchâtel and Yverdon by car. This highly residential area offers peace and quiet, with no visual or noise pollution.

**SURFACES**

Living area	~ 118 m <sup>2</sup>
Surface of parcel	~ 1147 m <sup>2</sup>
Garden surface	~ 962 m <sup>2</sup>
Terrace surface	~ 12 m <sup>2</sup>
Volume	~ 744 cbm

- Games room
- Laundry room
- Technical room
- PC shed
- Cellar

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	1
Year of construction	1981
Year of restoration	2020
Heating system	Electricity
Heating installation	Radiator
Second home	Non authorized

**DISTANCES**

Public transports	71 m
Primary school	228 m
Stores	2685 m
Restaurants	1355 m

**DISTRIBUTION****Ground floor**

- Enclosed entrance hall
- Distribution corridor
- Living room with fireplace, dining area and terrace access
- Enclosed kitchen
- 1 master bedroom with south garden access
- 3 bedrooms
- 1 renovated shower room
- 1 separate toilet

**Under the roof**

- galetas

**Basements**

- Do-it-yourself workshop





## OUTSIDE CONVENIENCES

- Heated 4 x 8 metre hard-surface pool with electric awning
- Grilling area
- Terrace

## ROOFING

Renovated in 2013.

## FINANCIAL DATA

<b>Price</b>	<b>CHF 1'500'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En nom propre

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