

VAUMARCUS



Detached villa with pool and lake view!

CHF 1'500'000.-



5.5



4



~118 m²

n° ref. **045007**



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SITUATION AND DESCRIPTION

Erected on a plot of approx. 1147 m² and distributed over 2 levels, this single-storey villa offers 5.5 rooms for a living area of approx. 118 m².

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 ²
Surface of parcel	~ 1147 m ²
Garden surface	~ 962 m ²
Terrace surface	~ 12 m ²
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

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

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