

ESTAVAYER-LE-LAC



Magnificent 7.5-room detached villa with lake view

CHF 2'450'000.-

Parking place(s) included



7.5



4



~250 m²

n° ref. **042702D**



Switzerland | Sotheby's International Realty
Grand-Rue 19, 1470 Estavayer-le-Lac

Mathieu Arm

+41 79 362 18 42

mathieu.arm@swsir.ch



SITUATION AND DESCRIPTION

Nestled on the heights of the charming village of Châtillon (FR), in a peaceful residential area, this exceptional detached property enjoys a privileged location. Erected on a generous 1'031 m² plot, it offers 180° panoramic views over Lake Neuchâtel, the Broye plain and the town of Estavayer-le-Lac with its emblematic castle in the foreground.

With approximately 250 m² of living space spread over three levels, this house stands out for its generous volumes and layouts designed for comfort and conviviality.

The main level, accessible from the basement or via an outside driveway, opens onto a welcoming entrance hall leading to a vast living room bathed in light. This entirely open-plan space incorporates a modern kitchen with central island, a convivial dining room and a large living room with fireplace, all

extended by a panoramic terrace and outdoor kitchen ideal for fine weather. This level also includes two bedrooms, a shower room with double basins and direct access to the outdoor jacuzzi. A spacious master suite with dressing room and private shower room completes this floor.

Upstairs, a large open mezzanine offers numerous design possibilities, whether for an office, an additional bedroom or a relaxation area. Water pipes and drains are already in place for the creation of an additional bathroom.

The basement houses well-thought-out spaces, including a fitness room with sauna and shower, a wine cellar adjoining a carnotzet, a laundry/technical room, as well as a spacious triple garage with automatic door and direct access from the outside.

The meticulously maintained exteriors include a vast terrace running around the house, a summer kitchen, a vegetable garden, grassed areas and a garden shed.

Located in a peaceful, bucolic setting, the village of Châtillon (FR) enjoys a privileged environment, just a few minutes from Estavayer-le-Lac and its amenities, the shores of Lake Neuchâtel and motorway links. In addition to its quality of life, Châtillon appeals for its particularly advantageous tax situation, making it a sought-after commune for families and discerning taxpayers.

SURFACES

Living area	~ 250 m ²
Surface of parcel	~ 1031 m ²
Garden surface	~ 300 m ²
Terrace surface	~ 150 m ²
Volume	~ 1549 cbm

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	2011
Year of restoration	2020
Heating system	Geothermal sonde, Wood
Domestic water heating system	Geothermal sonde
Heating installation	Floor, Chimney
Second home	Authorized
Inside parking place/s	3 included
Outside parking place/s	2 included
Communal tax	65 %
Real estate tax	2‰ of fiscal value
Parking places	Yes, obligatory

ANNEXES

- Outdoor kitchen
- Garden cabin
- Jacuzzi
- Outdoor park space

DISTANCES

Station	1852 m
Public transports	204 m
Nursery school	504 m
Primary school	507 m
Secondary school	2682 m
Stores	1991 m
Post office	2379 m
Bank	2238 m
Hospital	2461 m
Restaurants	1766 m

Park / Green space

695 m

DISTRIBUTION

Ground floor

- Entrance hall
- Open kitchen
- Dining room
- Luminous living room
- Two bedrooms
- Shower room
- Parent suite with shower room and dressing room

Under the roof

- Mezzanine to be fitted out

Basements

- Entrance hall
- Triple garage
- Carnotzet and wine cellar
- Fitness room with sauna and shower room
- Technical room and laundry room



CONSTRUCTION

Built in 2010, this house has been carefully maintained over the years and today presents itself in very good overall condition.

No major work is required, apart from a few aesthetic refreshments to bring it up to date according to the desires of future owners.

The large mezzanine, already equipped with the necessary pipes, offers excellent potential for creating an additional bedroom, an office or a relaxation area with shower room.

Thermal comfort is provided by an underfloor heating system powered by a geothermal heat pump, complemented by a wood-burning fireplace with heat diffusion, ideal for cold seasons.

OUTSIDE CONVENIENCES

- Vegetable garden
- Turfed area

PROXIMITY

- Village
- Villa area
- Green
- Lake
- Harbour
- Beach
- Marina
- Vineyard
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Museum
- Concert hall
- Religious monuments

- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Shed
- Gardenhouse
- Visitor parking space(s)
- Jacuzzi
- Barbecue-chimney
- Built on a sloping hillside
- Gabled
- Barbecue
- Pizza Oven
- Outdoor-kitchen

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Dressing
- Cellar
- Wine cellar
- Carnotzet
- Sauna
- Fitness room
- Built-in closet
- Water softener
- Mosquito screen

FINANCIAL DATA

Price

CHF 2'450'000.-

Availability

To be discussed

Judicial form

En nom propre

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- Heating Access
- Fireplace
- Triple glazing
- Bright/sunny
- Natural light
- Penthouse
- Mezzanine
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Warming drawer
- American Fridge
- Gas stove
- Laundry drop
- Connections for washing tower
- Shower
- Phone
- Internet connection
- Electric blind
- Interphone
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Laminated

CONDITION

- Good
- Planned works
- To be refurbished
- With extension possibility

ORIENTATION

- North
- West

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- Lake
- Mountains
- Jura

STYLE

- Mediterranean

















