

CHEYRES

OFF-MARKET

Breathtaking views and an exceptional home

CHF 3'850'000.-



5.5



4



310 m²

n° ref. **041371**



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SITUATION AND DESCRIPTION

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!"

On the heights of Cheyres, facing Lake Neuchâtel, this sumptuous contemporary home captivates with its elegant architecture, design quality and breathtaking panorama.

Built in 2015 on a 987 m² plot overlooking the vineyards, it offers a unique living environment, where comfort, technology and serenity come together in perfect harmony.

Lit by large openings, this property of around 310 m² of living space is spread over three levels, served by an interior elevator. Every space has been carefully thought out to maximize lake views and create a refined yet welcoming atmosphere.

On the upper ground floor, the vast distribution hall leads to two beautiful bedrooms, a shower room and a suite with its own private shower room. This level is also home to a superb Bulthaup kitchen, perfectly equipped and featuring numerous built-in cupboards. The space extends outside, where a spacious terrace with Jacuzzi invites you to relax while enjoying an exceptional panorama of the lake and mountains.

On the lower ground floor, the main living area offers impressive volume, sublimated by large bay windows and direct access to a covered terrace and the lawned garden. This vast, luminous living room is accompanied by a guest toilet and the master suite, a veritable cocoon comprising an elegant bedroom, a generous dressing room and a sumptuous bathroom with bathtub and walk-in shower.

The upper level houses an indoor garage for four

vehicles, equipped with a double electric charger, a functional laundry room and several storage spaces. Outside, the property also boasts a cellar and a visitor parking space.

This residence also stands out for its top-of-the-range features: complete home automation, video surveillance system, burglar-proof triple-glazed windows, integrated Bose audio system, recent air conditioning and motorized exterior blinds by Serge Ferrari. Every detail contributes to offering absolute comfort and optimal security.

Nestled in a peaceful and privileged environment, this exceptional residence majestically overlooks Lake Neuchâtel, offering a rare living environment, where modernity meets the tranquility of wine-growing landscapes.

SURFACES

Living area	310 m ²
Surface of parcel	987 m ²
Garden surface	320 m ²
Terrace surface	85 m ²
Volume	2283 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	5
Number of toilets	5
Year of construction	2015
Year of restoration	2015
Heating system	Heat pump
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Communal tax	70 %
Real estate tax	0.2% of fiscal value
Parking places	Yes, obligatory

ANNEXES

- Outside parking space

DISTANCES

Station	465 m
Public transports	307 m
Nursery school	387 m
Primary school	387 m
Secondary school	6007 m
Stores	353 m
Post office	353 m
Bank	5493 m
Hospital	5675 m
Restaurants	778 m

DISTRIBUTION

Lower ground floor

- Visitors' WC

- Large living room
- Bathroom with shower and bath
- Parental suite with dressing room
- Covered terrace and lawned garden
- Cellar

Upper ground floor

- Entrance hall
- Shower room
- Open kitchen
- Distribution hall
- 2 bedrooms
- Shower room
- Suite with private shower
- Terrace with Jacuzzi

1st floor

- Large car garage
- Laundry room
- Technical room



CONSTRUCTION

Built in 2015, this contemporary residence has been crafted with first-rate materials and equipment, combining comfort, technology and aesthetics. Every detail of its design testifies to a rare rigor and care for the quality of finishes.

The floors are covered with top-of-the-range Mafi parquet, while the sanitary areas are clad in Villeroy & Boch ceramics, lending the whole an elegant and timeless atmosphere.

The sleek, functional Bulthaup kitchen is equipped with a Liebherr American fridge, a Wesco professional hood and a complete set of V-Zug appliances, renowned for their performance and reliability.

Interior comfort is ensured by underfloor heating powered by a heat pump and thermal panels, complemented by controlled ventilation guaranteeing

optimal air quality in all seasons.

Finally, an interior elevator serves all three levels of the house, underlining the high level of standing and practicality of this exceptional property.

Thanks to the quality of its construction and state-of-the-art equipment, this home offers lasting comfort and exemplary energy efficiency, without requiring any work whatsoever.

PROXIMITY

- Village
- Villa area
- Green
- Lake
- Beach
- Marina
- Vineyard
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Bus station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Public parking

- Jacuzzi
- Built on a sloping hillside
- Gabled
- Robot mower

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Open kitchen
- Separated lavatory
- Dressing
- Wine cellar
- Built-in closet
- Connected thermostat
- Air conditioning
- Water softener
- Mosquito screen
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Freezer
- Wine cooler
- Dishwasher

FINANCIAL DATA

Price

CHF 3'850'000.-

Availability

To be discussed

Judicial form

En nom propre

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- American Fridge
- Connections for washing tower
- Bath
- Shower
- Phone
- Cable/TV
- Photovoltaic panels
- Internet connection
- Electric blind
- Electric car terminal
- Alarm
- Videophone
- Oversee camera
- Electric garage door
- Controlled ventilation
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- North
- West

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- With an open outlook
- Lake
- Garden

- Mountains
- Jura

STYLE

- Modern



Dining room



Open kitchen



Spacious living room



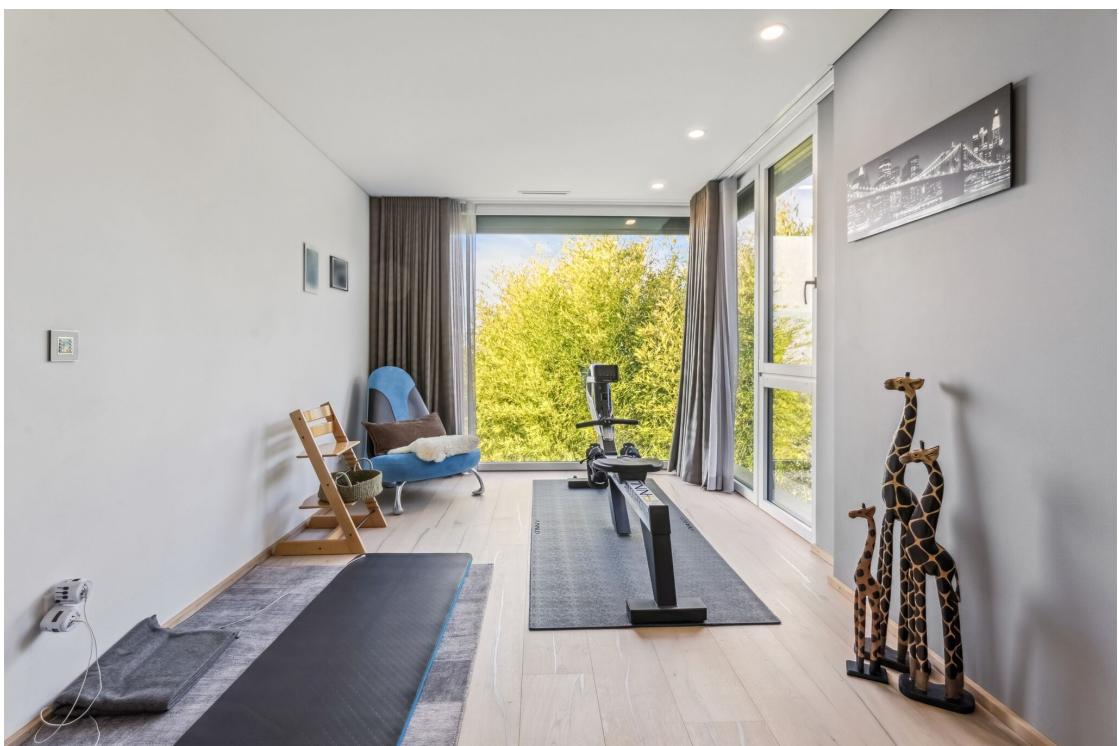
Suite with shower room



Shower room



Bedroom



Bedroom



Distribution hall



Spacious living room



Bathroom



Bathroom



Master bedroom



The garden



The property



The property



The property