

CUDREFIN



Lovely 5.5 room detached house near Lake
Neuchâtel

CHF 1'090'000.-

Parking place(s) included



5.5



4



~137 m²

n° ref. **044353**



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

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!

This single-family home enjoys an exceptional location in the center of the charming village of Cudrefin, just a few steps from the shores of Lake Neuchâtel. Set on a beautiful, intimate, green plot, it offers a rare living environment, combining tranquility, nature and immediate proximity to amenities.

On the first floor, the house features a welcoming entrance equipped with wall cupboards and a separate toilet. The living space continues with a fully open-plan room comprising a modern, well-equipped kitchen, enhanced by a central island, a convivial dining room and a bright living room giving direct access to two beautiful outdoor terraces.

The second floor includes a shower room as well as

three beautiful bedrooms, each offering beautiful volumes.

In the attic, the house features a superb master suite comprising a large bedroom, a dressing room and a magnificent mixed shower room with walk-in shower and bathtub.

The basement is fully excavated and includes a machine room that doubles as a laundry room, a cellar, and a large available space of around 25 m² that could be used as a games room, office or storage space.

Cudrefin is a pleasant, family-friendly commune, with local shops, restaurants and public transport. Its marina, landscaped beaches and lakeside promenades make it a particularly sought-after location for nature lovers and outdoor enthusiasts.

SURFACES

Living area	~ 137 m ²
Surface of parcel	~ 522 m ²
Terrace surface	~ 45 m ²
Volume	~ 719 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	2014
Year of restoration	2014
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump, Solar
Heating installation	Floor
Second home	Authorized
Outside parking place/s	2 included
Communal tax	59 %
Real estate tax	1.5‰ of fiscal value
Parking places	Yes, obligatory

ANNEXES

- 2 outdoor parking spaces
- Garden shed

DISTANCES

Station	5798 m
Public transports	218 m
Primary school	3245 m
Secondary school	8806 m
Stores	609 m
Post office	634 m
Bank	5936 m
Hospital	4871 m
Restaurants	223 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Visitors' WC
- Kitchen with central island
- Dining room
- Living room

1st floor

- 3 bedrooms
- Washroom with shower

Under the roof

- Parent suite with dressing room and mixed shower room

Basements

- Cellar
- Available
- Technical room/laundry room



CONSTRUCTION

Built in 2014, this home combines modern comfort with energy efficiency. Its air-to-water heat pump heating system, with underfloor heat diffusion, ensures a pleasant temperature all year round while keeping energy costs under control. Thermal solar panels complete the system and contribute to the production of domestic hot water.

The carefully maintained interior is in excellent condition and requires no major renovation. A slight refreshment, however, would bring it fully up to date. On the outside, some light maintenance work, such as cleaning or repainting the eaves, as well as a one-off intervention on a façade, will restore the house to its former glory and preserve its aesthetics over time.

OUTSIDE CONVENIENCES

- 2 terraces
- Grassed garden with trees

PROXIMITY

- Village
- Villa area
- Green
- Lake
- Harbour
- Marina
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch

OUTSIDE CONVENIENCES

- Exclusive use of garden
- Garden
- Greenery
- Gardenhouse
- Parking
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Cellar

- Craft room
- Built-in closet
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Penthouse
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Fridge
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Thermal solar collector system
- Internet connection

FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- To be refurbished

FINANCIAL DATA**Price****CHF 1'090'000.-****Availability**

To be discussed

Judicial form

En nom propre

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ORIENTATION

- South
- West

EXPOSURE

- Favourable
- All day

VIEW

- Rural
- Garden
- Forest



Stay



Stay



Terrace



Terrace



Bedroom



Bedroom



Master suite



Mixed shower room



Mixed shower room

