

LIGNIÈRES



Spacious, modern villa with garden and top-of-the-range finishes

CHF 1'390'000.-

Parking place(s) included



7



6



~225 m²

n° ref. **043741**



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SITUATION AND DESCRIPTION

Erected on a plot of approx. 565 m² and distributed over 2 levels, this 7-room villa benefits from approx. 225 m² of living space.

Ideal villa for families with children. Large bay windows bring plenty of light into every room. In addition, its vast living room and volumes bring a very appreciable feeling of space.

The master suite has a dressing room and a spacious private shower room.

As for the exteriors, the veranda, terrace and well-kept garden with its vegetable patch will seduce you from when the weather is fine.

The double garage with electric door can accommodate 2 vehicles.

Lignières is a commune in the canton of Neuchâtel located 30 minutes from Neuchâtel and Biel. This residential area offers peace and quiet, with no visual or noise pollution.

SURFACES

Living area	~ 225 m ²
Surface of parcel	~ 565 m ²
Garden surface	~ 362 m ²
Terrace surface	~ 53 m ²
Veranda / winter garden surface	~ 15 m ²
Total surface	~ 225 m ²
Volume	~ 1292 cbm
Ceiling height	~ 2.44 m

CHARACTERISTICS

Number of rooms	7
Number of bedrooms	6
Number of bathrooms	2
Number of toilets	1
Number of terraces	1
Gross living area	~ 225 m ²
Year of construction	2021
Heating system	Solar, Distance heating
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Total nb. of parkings	2 included
Parking places	Yes, obligatory

DISTANCES

Public transports	410 m
Stores	326 m
Restaurants	385 m

DISTRIBUTION**Garden floor**

- Large living room of over 73 m² including open kitchen and dining area
- Veranda and terrace
- 1 TV room
- 1 room ideal for telecommuting
- 1 guest toilet
- Cellar and utility room

Upper ground floor

- Large entrance hall with plenty of bespoke storage
- Garage access
- 2 children's bedrooms
- 1 master suite with dressing room and private shower room
- 1 bathroom with laundry room



CONSTRUCTION

Built in 2021 with underfloor heating powered by district heating (pellet-fired power plant) and solar panels.

OUTSIDE CONVENIENCES

- 15 m² veranda
- 38 m² terrace
- 362 m² garden with robot mower
- Potager

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NEIGHBOURHOOD

- Green
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Box
- Visitor parking space(s)
- Robot mower

INSIDE CONVENIENCES

- Built-in closet
- Mosquito screen
- Triple glazing

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Bath
- Shower
- Alarm
- Home automation

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Alps

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'390'000.-

Availability

To be discussed

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