

# NEUCHÂTEL



A surprising interior for exceptional living

---

**Price upon request**



10



6



~340 m<sup>2</sup>

n° ref. **044476**



**Switzerland | Sotheby's International Realty**  
Rue des Chavannes 3, 2000 Neuchâtel

**Raphaël Bonjour**  
+41 79 885 19 26  
raphael.bonjour@swsir.ch



## SITUATION AND DESCRIPTION

In a sought-after residential area in the town of Neuchâtel, this architect-designed villa stands out for its discreet exterior and the unique atmosphere it reveals from the moment you enter. Designed on several half-levels and served by an elevator, it was conceived to magnify the light and offer a spectacular panorama of the lake and the Alps.

The reception areas are vast and refined, a generous living room with fireplace, extended by a dining room and a luxurious open kitchen. Every room faces south, capturing natural light and opening up views as far as the horizon.

The majority of bedrooms benefit from lake-side orientation, with balconies, dressing rooms or en-suite shower rooms. The royal suite, occupying almost half a floor, stands out as a true cocoon, combining a vast dressing room, an elegant bathroom and a private

balcony with panoramic views.

Externally, the property unveils a hard swimming pool, an adjoining winter garden, as well as a wooded park featuring a majestic cedar tree. Together, they form a rare living environment, where comfort and elegance harmonize on a daily basis.

Close to the forest and footpaths, the house benefits from a privileged natural environment. The verdant surroundings offer direct contact with nature while remaining within easy reach of the city's amenities. An ideal location for those seeking peace and quiet without sacrificing practicality.

## SURFACES

Living area	~ 340 m <sup>2</sup>
Surface of parcel	~ 1504 m <sup>2</sup>
Garden surface	~ 1137 m <sup>2</sup>
Terrace surface	~ 80 m <sup>2</sup>
Volume	~ 2300 cbm

## CARACTERISTICS

Number of rooms	10
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	2
Number of balcony	1
Year of construction	1965
Year of restoration	1995
Second home	Non authorized

## DISTANCES

Station	824 m
Public transports	112 m
Primary school	674 m
Secondary school	1355 m
Stores	692 m
Post office	267 m
Bank	435 m
Restaurants	303 m

## DISTRIBUTION

### Ground floor

- Elevator
- En suite bedroom with dressing room and private bathroom
- 2 bedrooms
- Bathroom

### 1st floor

- Elevator
- Entrance hall with cloakroom
- Spacious living room with access to winter garden
- Dining room
- Fitted kitchen

- Laundry room with pantry area
- Visitors' toilet
- Bedroom with en-suite bathroom and access to balcony
- Bedroom with en-suite bathroom and access to balcony
- .dining area
- Visitors' toilet
- Bedroom with en-suite bathroom and access to balcony
- Bedroom with en-suite bathroom and access to balcony

### Under the roof

- Corridor serving the various rooms
- Games room
- Granier
- Local elevator

### Basements

- 2 technical rooms



## CONSTRUCTION

Built in 1965 and renovated in 1995, the villa has undergone regular improvements, including the installation of a recent heat pump and a photovoltaic system (2018).

It develops a volume of almost 2,300 m<sup>3</sup>, on a plot of 1,504 m<sup>2</sup>, with a net living area of around 340 m<sup>2</sup>. Heating is distributed via underfloor heating and radiators.

The house incorporates numerous amenities: elevator serving three levels, top-of-the-range fitted kitchen, fireplace, laundry room, cellars and multi-purpose rooms.

The basement includes a complete technical room (heat pump, inverter, pool filtration, electrical panel), a wine cellar with terracotta brick floor, a workshop, a former atomic shelter converted into storage space

and a large laboratory with outside access.

Externally, there is a hard swimming pool, a 110 m<sup>2</sup> terrace, a garden planted with trees of over 1'100 m<sup>2</sup> and a pedestrian gate.

The property has three integrated garages (one double and one single) as well as outdoor parking spaces.

## NEIGHBOURHOOD

- City centre
- Villa area
- Green
- Lake
- Residential area
- Shops/Stores
- Bank
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

## OUTSIDE CONVENIENCES

- Shed
- Parking
- Swimming pool
- Pizza Oven

## INSIDE CONVENIENCES

- Lift/elevator
- Box
- Open kitchen
- Guests lavatory
- Dressing
- Pantry

- Wintergarden
- Cellar
- Wine cellar
- Garret
- Storeroom
- Workshop
- Craft room
- Recreationroom
- Built-in closet
- Fireplace

## EQUIPMENT

- Furnished kitchen
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Photovoltaic panels
- Alarm
- Interphone
- Videophone

## FLOOR

- Tiles
- Parquet floor
- Marble

## CONDITION

- Good

## FINANCIAL DATA

### Price

**Price upon request**

### Availability

To be discussed

### Judicial form

En nom propre

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Lake
- Alps

## STYLE

- Modern



























