

# VAUMARCUS



An Ode to Serenity with a View of the Lake  
and the Alps

**Price upon request**



12



7



~600 m<sup>2</sup>

n° ref. **041434**



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## SITUATION AND DESCRIPTION

Discover this rare and precious residence, nestled in the heart of Vaumarcus, where every window opens onto a living tableau, Lake Neuchâtel and the eternal peaks of the Alps. More than a house, it's an invitation to savor life at its most beautiful, in harmony with nature and modern comforts.

With 600 m<sup>2</sup> of living space spread over three levels, this home offers generous spaces bathed in natural light. From the moment you enter, you'll feel right at home. The kitchen opens onto a shaded terrace, inviting you to socialize, while the dining room and living room, enhanced by a fireplace and large bay windows, capture every moment of the surrounding panorama. A guest bedroom with en-suite bathroom and Jacuzzi turns your stay into an unforgettable experience. The wellness area, with heated indoor and outdoor pools, promises long moments of relaxation in a hushed, refined atmosphere.

The heart of the house, on the middle level, has been designed for comfortable, peaceful family life. The bright bedrooms, extended by private terraces, offer a direct link to the garden. The master suite, with its huge dressing room and elegant bathroom, embodies intimate luxury. The office and functional spaces add practicality without compromising the charm of this level.

The lower first floor unveils a veritable sanctuary dedicated to pleasure and relaxation. A cinema invites you to escape, while a hammam, sauna and Japanese pool offer a timeless break. A large games room and a modern kitchen complete this level, designed to bring people together and fill them with wonder.

The 3,447 m<sup>2</sup> of grounds are a jewel box of greenery, carefully landscaped to give every corner of the garden a touch of magic. The terraces, with their

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brehtaking views, extend the living spaces outwards, while the multi-purpose shelter and double garage enhance the practicality of this exceptional property. Renovated in 2024, it elegantly combines technology and sustainability thanks to modern features such as home automation, solar panels and a rainwater recovery system.

Let yourself be seduced by this unique residence, where every detail tells a story and every space inspires memorable living moments. A true ode to elegance, comfort and serenity. Contact us to discover this enchanting place and perhaps make it your new home.

Vaumarcus, nestled in the canton of Neuchâtel, is distinguished by an exceptional living environment where nature, serenity and accessibility blend harmoniously. This charming village overlooks Lake Neuchâtel, offering splendid panoramic views of the Alps and a peaceful environment, far from the hustle and bustle of urban life. Strategically located between Lausanne, Geneva and Berne, Vaumarcus combines the calm of the countryside with proximity to major cities, thanks to motorways that make it easy to get around for business or cultural outings.

Despite its unspoilt rural character, Vaumarcus has all the essential amenities for a practical and pleasant daily life. Nearby, dynamic small towns offer shops, supermarkets, health services and sports facilities. Lovers of nature and outdoor activities will be delighted by Lac de Neuchâtel, with its water sports, inviting beaches and relaxation areas. In short, Vaumarcus combines the benefits of peaceful country living with easy access to amenities, offering a remarkable quality of life in an enchanting setting.

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**SURFACES**

Living area	~ 600 m <sup>2</sup>
Surface of parcel	~ 3444 m <sup>2</sup>
Garden surface	~ 1622 m <sup>2</sup>
Terrace surface	~ 310 m <sup>2</sup>
Volume	~ 3800 cbm

**CARACTERISTICS**

Number of floors	3
Number of rooms	12
Number of bedrooms	7
Number of bathrooms	6
Number of toilets	2
Number of terraces	2
Year of construction	2006
Year of restoration	2024
Heating system	Pellets
Domestic water heating system	Pellets
Heating installation	Floor

**ANNEXES**

- 1'622 m<sup>2</sup> garden
- 2 outdoor and covered parking spaces
- 2 outdoor parking spaces

**DISTANCES**

Public transports	282 m
Primary school	379 m
Stores	2827 m
Restaurants	564 m

**DISTRIBUTION****Lower ground floor**

- Entrance hall
- Toilet
- Fully equipped kitchen
- Living room open to the kitchen and equipped with TV system
- Bedroom
- Games room
- Sauna
- Hammam with pool
- Heating room, electrical installations

**Ground floor**

- Corridor with wall cabinets
- Master bedroom with dressing room and bathroom
- 3 Bedrooms
- 2 Bathrooms
- Utility room

**Upper ground floor**

- Entrance hall with wall cabinets
- Living room with central fireplace
- Dining room
- Kitchen with pantry and access to terrace
- Bedroom with Jacuzzi and shower
- Toilet
- Indoor and outdoor pool with shower and storage space
- Direct access to garage

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Lake
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Garage
- Carport
- Visitor parking space(s)
- Swimming pool

**INSIDE CONVENIENCES**

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Swimming pool
- Recreationroom
- Built-in closet

- Water softener
- Fireplace
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Shower
- Bath
- Electric blind
- Alarm
- Interphone
- Code door
- Oversee camera
- Electric gate
- Central vacuum
- Home automation

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **EXPOSURE**

- Favourable
- All day

## **VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Rural
- Lake
- Garden
- Mountains
- Alps

## **STYLE**

- Modern















