

## LA CHAUX-DE-FONDS



Nice garden level, in a quiet area close to the center

**CHF 550'000.-**

Price of parking place(s) in addition



4.5



3



~106 m²

n° ref. **041579**



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

**Jacques-Olivier François**  
+41 77 513 04 76  
jacques-olivier.francois@swsir.ch





## SITUATION AND DESCRIPTION

This beautiful family apartment with approx. 106 m<sup>2</sup> of living space has the advantage of being located in a quiet, leafy residential area of La Chaux-de-Fonds, within easy reach of all amenities. Schools, shops, public transport and major roads are all just a few minutes away, offering a practical and pleasant living environment. The area is attractive for its peaceful surroundings, while remaining close to the town center and main services.

Southwest-facing and comprising 4.5 rooms, this property benefits from magnificent luminosity thanks to its orientation and large windows. It offers a living room embellished with a fireplace, giving access to a pretty 200 m<sup>2</sup> private garden, ideal for relaxing moments or outdoor entertaining.

It also boasts an additional asset: its fully glazed 15 m<sup>2</sup> winter garden, offering a cocooning space that can be used all year round, perfect as a reading corner or occasional dining room.

A cellar and two indoor parking spaces complete this object, ensuring practicality and comfort on a daily basis.

**SURFACES**

Living area	~ 106 m <sup>2</sup>
Weighted Surface	~ 114 m <sup>2</sup>
Garden surface	~ 200 m <sup>2</sup>
Terrace surface	~ 15 m <sup>2</sup>
Veranda / winter garden surface	~ 15 m <sup>2</sup>
Total surface	~ 114 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of levels	1
Number of terraces	1
Location floor	Garden floor

**ANNEXES**

- 2 indoor parking spaces not included.

**DISTANCES**

Station	691 m
Public transports	119 m
Primary school	730 m
Stores	481 m
Restaurants	169 m

**DISTRIBUTION**

- Entrance hall with cloakroom
- Living room embellished with a fireplace giving access to the private garden
- Dining area
- Fitted kitchen with small balcony
- 3 bedrooms
- Bathroom/wc with private laundry area
- Shower room/wc
- Private garden of 200 m<sup>2</sup>





## CONSTRUCTION

The building was constructed in 1990 using **quality materials**.

**The apartment has been renovated and regularly maintained over the years, so it is in good general condition.** In particular, its kitchen was redone in 2017 and its shower room in 2024. It also boasts plenty of storage space.

**INFORMATION**

Number of floors	3
Year of construction	1990
Number of flats	32
Basements	1
Year of restoration	2024

**NEIGHBOURHOOD**

- City centre
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Secondary school
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Greenery

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Wintergarden

- Cellar
- Fireplace
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Private laundry
- Shower
- Bath

**CONDITION**

- Good

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal

**STYLE**

- Classic
- Modern

**FINANCIAL DATA**

<b>Price</b>	CHF 550'000.-
<b>Price park. int. ②</b>	CHF 40'000.-
<b>Total price</b>	<b>CHF 590'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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