

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**



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SITUATION AND DESCRIPTION

This beautiful family apartment with approx. 106 m² 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 m² private garden, ideal for relaxing moments or outdoor entertaining.

It also boasts an additional asset: its fully glazed 15 m² 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 ²
Weighted Surface	~ 114 m ²
Garden surface	~ 200 m ²
Terrace surface	~ 15 m ²
Veranda / winter garden surface	~ 15 m ²
Total surface	~ 114 m ²

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

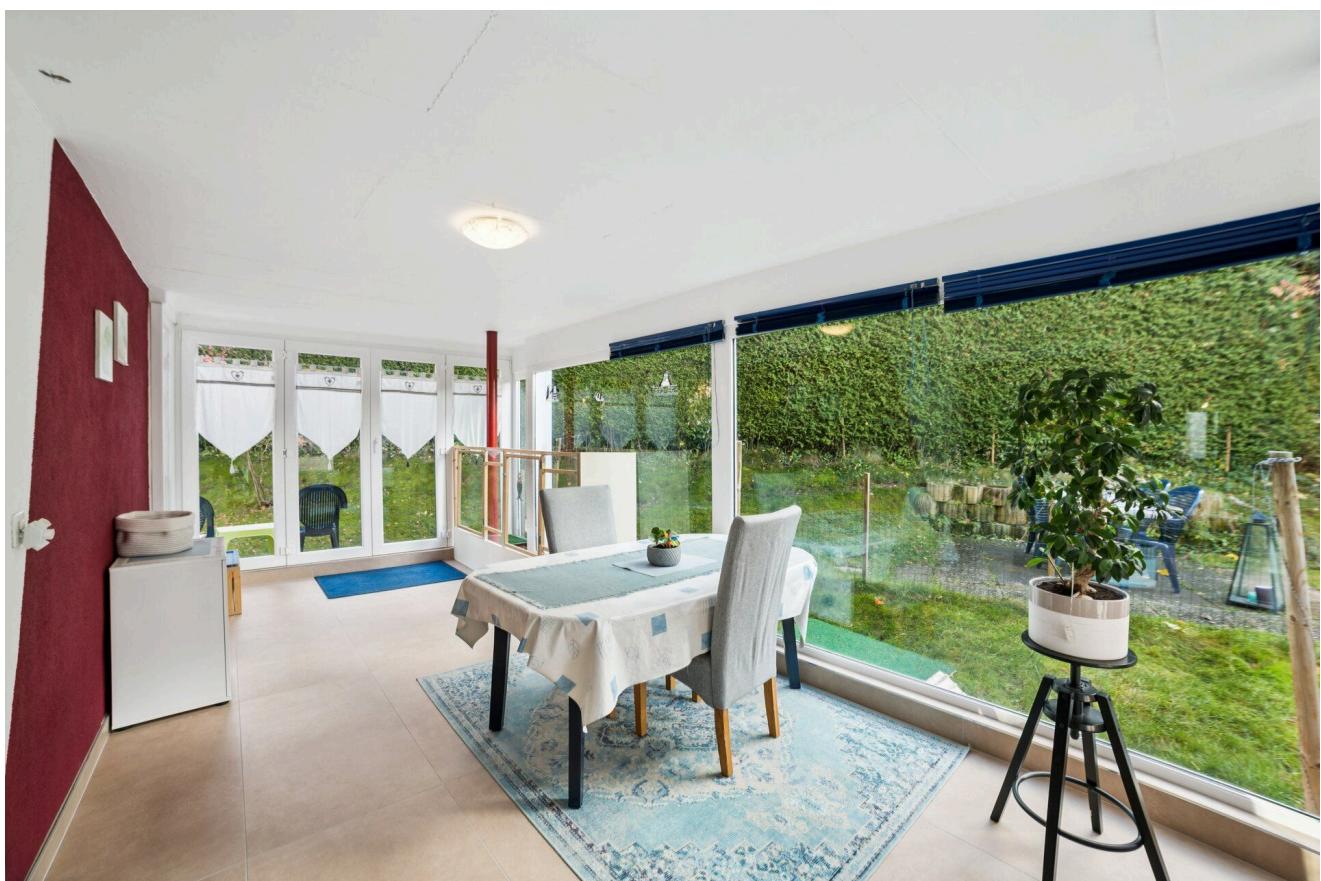
- 2 indoor parking spaces not included.

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 m²



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

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

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