

CHEZ-LE-BART



Exclusive garden-level duplex with direct lake
access

CHF 1'380'000.-

Price of parking place(s) in addition



4.5



3



148 m²

n° ref. **038822**



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SITUATION AND DESCRIPTION

Situated in a sought-after neighborhood, this magnificent 4.5-room duplex boasts direct access to the lake and will seduce you with its modernity, spacious, luminous volumes and comfort.

Part of a 27-apartment condominium complex, this property with approx. 127 m² of living space is distributed over 2 levels and boasts 4.5 rooms.

The living room is bright thanks to large bay windows and benefits from direct access to the terrace, the private garden and the lake offering a magnificent panoramic view of the coastline and the Alps.

For your comfort, the 3 spacious bedrooms all benefit from direct access to either the balcony or the terrace.

A mooring buoy, a cellar as well as 2 indoor parking spaces complete this property.

The locality of Chez-le-Bart is part of the merged commune in 2018 of Grande-Béroche which has around 8860 inhabitants and is located around 10 minutes from Neuchâtel and 20 minutes from Yverdon. The neighboring villages of St-Aubin and Bevaix benefit from all amenities such as shops, restaurants, primary and secondary schools. Public transport is just 100 meters from the property

SURFACES

Living area	148 m ²
Weighted Surface	158 m ²
Balcony Surface	5 m ²
Garden surface	80 m ²
Total surface	158 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	Garden floor
Costs	CHF 650.-/month
Communal tax	0.63 %

ANNEXES

- 2 indoor parking spaces

DISTRIBUTION**Garden floor**

- Living room
- Open kitchen with central island and pantry
- Office/guest room with sliding walls
- Shower room

Upper ground floor

- Entrance hall and storage room
- 2 bedrooms
- Bathroom



CONSTRUCTION

Built in 2003, the apartment is in excellent condition, having been completely renovated in 2023, with the exception of the bathrooms.

- Private pontoon
- 1 mooring buoy

A spacious storage area has been subtly concealed behind a sliding wall in the entrance hall.

Photovoltaic panels are currently being installed on the roof of the building, to be operational in July this year.

OUTSIDE CONVENIENCES

- Balcony approx. 8 m²
- Private garden approx. 54 m²
- Direct access

INFORMATION

Year of construction

2003

Year of restoration

2023

NEIGHBOURHOOD

- Lake
- Beach
- Marina
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Visitor parking space(s)
- Boat moor

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park

- Open kitchen
- Cellar
- Bicycle storage
- Storeroom
- Unfurnished
- Built-in closet
- Double glazing
- Bright/sunny

EQUIPMENT

- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Panoramic

FINANCIAL DATA**Price**

CHF 1'380'000.-

Price park. int. ②

CHF 70'000.-

Total price**CHF 1'450'000.-****Availability**

To be discussed

Judicial form

En PPE

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- Lake
- Alps

STYLE

- Modern











