

CUDREFIN



Superb 5.5 sq. ft. semi-detached house for
sale in Cudrefin/Champmarti

CHF 1'260'000.-

Parking place(s) included



5.5



4



~177 m²

n° ref. **045347**



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SITUATION AND DESCRIPTION

A SWITZERLAND EXCLUSIVE SOTHEBY'S INTERNATIONAL REALTY!

This beautiful 5.5-room semi-detached house, set in the hamlet of Champmartin in the commune of Cudrefin, enjoys a beautiful location just a few minutes from the shores of Lake Neuchâtel. Its beautiful plot offers a rare living environment, blending tranquility and nature.

The interior's half-landing construction gives it a very modern look, guaranteeing clear delimitation of each space. The quality and choice of materials also reinforce the modern aspect of this property.

On the first floor, the house features a welcoming entrance and dressing area, a large room that can be used as an office, bedroom or playroom. Climbing the first few steps, a utility room that doubles as a laundry

room, a separate toilet and a vast storage room complete the first floor.

On the next landing, there's a fully open-plan room comprising a modern kitchen enhanced by a central island and a convivial dining room that also gives access to the east-facing terrace.

Climbing a few steps to reach the large living room, where there's a magnificent fireplace with a modern design. From this room, it is also possible to access the exterior of the villa.

Through the next landing, we access a bathroom as well as two beautiful bedrooms, each offering beautiful volumes and ceiling heights. The final landing provides access to a master suite with dressing room and shower room.

A large outdoor parking space and outdoor storage room complete this property.

SURFACES

Living area	~ 177 m ²
Surface of parcel	~ 912 m ²
Terrace surface	~ 40 m ²
Underground surface	~ 39.6 m ²
Useful surface	~ 216.6 m ²
Volume	~ 869 cbm
Ceiling height	~ 2.4 m

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	1
Year of construction	2017
Heating system	Air to water heat pump, Wood
Domestic water heating system	Electricity, Solar, Free cooling
Heating installation	Floor, Chimney
Second home	Non authorized
Outside parking place/s	4 included
Total nb. of parkings	4 included
Energy efficiency	B
Building envelope	B

DISTANCES

Public transports	146 m
Primary school	4100 m
Stores	3114 m
Restaurants	2342 m

DISTRIBUTION**Lower ground floor**

- Entrance hall
- Visitors' WC
- Bedroom
- Cellar
- Technical room

Ground floor

- Open kitchen with island
- Dining area
- Living room with fireplace
- Terrace access

1st floor

- Master suite, dressing room and shower room
- 2 bedrooms
- Bathroom



CONSTRUCTION

Built in 2017, this modernly comfortable home captivates with the quality of its materials.

Its air-to-water heat pump heating system, with underfloor heat diffusion, ensures a pleasant temperature all year round, also in summer thanks to its Freecooling system, while keeping energy costs under control. A magnificent fireplace also heats the living space.

The meticulously maintained interior is in excellent condition and requires no major renovation, but a fresh coat of paint would give this property a like-new look.

The exterior is also in perfect condition, with the beautiful terrace guaranteeing lovely summer evenings.

REMARKS

A large outdoor parking space and a storage room complete this property.

PROXIMITY

- Villa area
- Green
- Residential area
- Bus stop
- Hiking trails
- Bike trail
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Storeroom
- Visitor parking space(s)
- Built on a sloping hillside
- Middle house

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Storeroom
- Unfurnished
- Built-in closet
- Mosquito screen
- Heating Access
- Fireplace
- Triple glazing
- Skylights
- Bright/sunny
- With front and rear view

- Natural light
- Penthouse
- With character
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Fridge
- Dishwasher
- Built-in coffee machine
- Connections for washing tower
- Shower
- Bath
- Phone
- Internet connection
- Interphone

FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- Very good

ORIENTATION

- South
- East

FINANCIAL DATA**Price**

CHF 1'260'000.-

Availability

To be discussed

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EXPOSURE

- Good
- Morning

VIEW

- Clear
- With an open outlook
- Rural
- Garden
- Fields

STYLE

- Modern



The property



The property



Ground-floor bedroom



Guest WC



Cellar



Kitchen



Kitchen and dining room



Kitchen



Terrace



Stay



Stay



Stay



Bathroom



Children's bedroom



Shower room master suite



Master suite



The house