



## House for sale in Cornaux, Switzerland

Cornaux NE

**Prix de vente : CHF 770'000.-**

# Présentation

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## Opportunity to seize – Plot with existing detached house with high development potential.

Located in a well-established residential environment, this property offers an **interesting opportunity for investors, developers or real estate developers** looking for a value-added project.

Located on a **generous plot of land in a high-density residential area**, the property currently houses a detached house dating from the 1970s. The existing building has a **healthy structure but a high level of technical and energy obsolescence**, paving the way for either a **complete renovation** or a **demolition followed by a new construction project**, subject to the usual authorisations.

## Key Site Assets

- Location on the edge of the village, in an **area mixing villas and small residential buildings**
- **Favourable orientation** with good sunshine and an **unobstructed view of the surrounding landscape and the Alps**
- Green environment with existing garden
- **Proximity to shops, schools, services and public transport**
- Good road and rail accessibility
- Demographically attractive area, with **sustained demand for housing**

## Development potential

The configuration of the plot and its use make it possible to envisage:

- a **residential densification project**,
- the construction of **new housing adapted to the local market**,
- or a **global upgrading of the site** by a contemporary project that meets current standards (energy, comfort, acoustics).

The site has known constraints related to the neighbouring railway infrastructure, which must be integrated into the design of the project, but these are **compatible with a professional and controlled approach to real estate development**.

## Conclusion

A property intended for **informed buyers**, offering a **solid land base** and real **potential for value creation**, in a dynamic municipality in the canton of Neuchâtel.

**Contact Thuring Immobilier to arrange an on-site visit.**

**150.00 m<sup>2</sup>**  
Surface

**5.00**  
Pièces

# Galerie



## Informations techniques

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### Transaction

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Type	Maison/Villa
Disponibilité	À convenir

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### Surfaces

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Pièces	5
Surface habitable	150 m <sup>2</sup>
Surface du terrain	763 m <sup>2</sup>

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### Bâtiment

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Construction	1971
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