



# House for sale, 1730 (Hauterive, Switzerland)

Hauterive NE

**Prix de vente : CHF 2'480'000.-**

# Présentation

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This exceptional villa combines modern comfort with timeless elegance, offering a living experience of a superior standard. Built in 1988, meticulously maintained since then and renovated in 2023, the property extends to approximately 416 m<sup>2</sup> of usable space, of which approximately 265 m<sup>2</sup> is living space, and sits on a generous plot of 1'798 m<sup>2</sup>.

Spread over three levels, the villa offers a thoughtful layout with bright and spacious rooms and refined finishes.

## Ground floor

The heart of the house comprises an open kitchen with a stylish island and dining area, seamlessly connected to an inviting living room with a striking glass wall, fireplace and direct access to the garden. A multipurpose office space and the master suite with en-suite bathroom and access to a pergola complete this level.

## First floor

Four comfortable bedrooms share two well-appointed bathrooms, creating an ideal setting for family living or entertaining guests.

## Basement

The lower level includes a wine cellar with entertainment area, a fitness room, a workshop, and additional storage space. A shelter offers flexibility as a studio or additional fitness space.

## Outdoor Spaces

The beautifully landscaped gardens are designed for relaxation and entertaining. Highlights include a large swimming pool with terrace, jacuzzi, sauna, and several terraces and seating areas that invite you to enjoy the serene surroundings. The expansive garden offers ample space for recreation or additional landscaping projects. Parking is convenient and secure, with a carport for two vehicles plus two additional outdoor spaces.

Located just 15 minutes from Fribourg and less than 30 minutes from Bern, the property enjoys a rare combination of country tranquility and proximity to major urban centers. Excellent transport links provide easy access to Switzerland's economic hubs and cultural attractions, making this villa equally suitable as a main residence or luxurious retreat.

This property is more than a home – it's a statement of style, comfort and individuality. With its unique charm, high-quality features and idyllic setting, it offers the perfect foundation for a life of distinction.

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

**8.00**  
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	8
Surface habitable	265 m <sup>2</sup>
Surface du terrain	1798 m <sup>2</sup>

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### Bâtiment

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Construction	1988
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