

# RECONVILIER



## Reconvilier 3.5-room luxury penthouse apartment

**CHF 615'000.-**

Price of parking place(s) in addition



3.5



2



87.2 m<sup>2</sup>

n° ref. **043830**



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## SITUATION AND DESCRIPTION

Very nice 3.5p apartment located on the top floor of a 9-apartment building built in 2019. The 87m<sup>2</sup> apartment consists of 2 bedrooms and 1 bathrooms (shower) ideally distributed. The beautiful kitchen opens onto the large living/dining room of.

The entire apartment is surrounded by balconies and terraces, the main one in front of the living room and facing south to enjoy the sun all day long. The apartment is heated to cad via underfloor heating and is complemented by 1 garage space at an additional cost of CHF 30,000, a private laundry room, a bike room and an elevator.

The building, which is accessible to people with reduced mobility, is ideally located in a quiet area of Reconvilier, 2 steps from the village center and all amenities. Don't miss this wonderful opportunity!

### Situation

The Rue du Bruye 1 in Reconvilier is located in a quiet residential area, close to various services and amenities. Here's an overview of the location and shops available in this locality:

1. Geographical location and accessibility:

- **Proximity to major roads** : Rue du Bruye is connected to the **Route de Tavannes**, a main road linking Reconvilier to other localities, notably **Tavannes** and **Bienne**. This road facilitates car travel to these major cities.

- **Public transport** : Reconvilier has a train station with regular rail connections to Biel and other towns in the Bernese Jura, facilitating car-free travel.

2. Nearby amenities:

- **Coop** : Around 700 meters away, this supermarket

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offers a wide variety of food and convenience products for local residents.

- **Mini-Prix** : Located around 260 meters from Rue du Bruye, this economical supermarket is a convenient option for quick shopping

.

- **Gas stations** : Several gas stations are available, including one near Mini-Prix, making refueling easy.

3. Other shops in the locality:

- **Bakeries** : Reconvilier offers local bakeries for fresh bread and pastries.

- **Pharmacy** : A pharmacy is present for medical and health product needs.

- **Banks** : The **BCBE** (Bernese Cantonal Bank) has a branch in the commune, facilitating banking services for residents.

**SURFACES**

Living area	87.2 m <sup>2</sup>
Garden surface	2000 m <sup>2</sup>
Terrace surface	60 m <sup>2</sup>
Total surface	107 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Location floor	3rd floor

**DISTANCES**

Station	588 m
Public transports	229 m
Freeway	1450 m
Nursery school	235 m
Primary school	2126 m
Secondary school	11385 m
Secondary II school	10762 m
College / University	10471 m
Stores	713 m
Cable car	6486 m
Airport	11365 m
Post office	2271 m
Bank	4530 m
Restaurants	581 m
Park / Green space	200 m



**INFORMATION**

Number of floors above ground	1
Year of construction	2019
Number of flats	11
Basements	1
Heating installation	Floor
Domestic water heating system	Distance heating
Heating system	Distance heating

**PROXIMITY**

- Village
- Green
- Park
- River
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Horse riding area
- Hiking trails
- Bike trail
- Religious monuments

- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Rooftop terrace

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Eat-in-kitchen
- Pantry
- Cellar
- Unfurnished
- Connected thermostat
- Mosquito screen
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light

**EQUIPMENT**

- Furnished kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Shower

**FINANCIAL DATA**

Price	CHF 615'000.-
Price park. int. ①	CHF 30'000.-
Total price	<b>CHF 645'000.-</b>
Availability	To be discussed

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- Phone
- Cable/TV
- WiFi
- Interphone
- Electric garage door
- Electric gate

## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- New

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Valley view
- Panoramic
- Rural
- Mountains
- Jura

## **STYLE**

- Modern







































