

GRANDVAL



An exceptional plot in the heart of Grandval -
Chemin La Gaillarde 7

CHF 250'000.-

Price of parking place(s) in addition

 1411 m²

n° ref. **042157**

Switzerland | Sotheby's International Realty
Rue Jakob-Rosius 18, 2502 Biel


Patrice Bayard
+41 79 606 64 42
patrice.bayard@swsir.ch



SITUATION AND DESCRIPTION

An exceptional plot in the heart of Grandval - Chemin La Gaillarde 7

Located in the **center of the charming village of Grandval**, this **1'411 m²** plot benefits from a **strategic location in the mixed-use zone center**, offering rare **flexibility for your residential, commercial or mixed-use projects**.

A lively, central setting

Within a dynamic, accessible neighborhood, the plot is within walking distance of **shops, schools and public services**, while retaining **darkness and brightness**.

Public **transport** is easily accessible, and main roads provide quick access to **Moutier, Biel or Delémont**, combining **village life and regional mobility**.

Unique potential and assets

- **Generous surface area** of 1'411 m², offering

numerous development possibilities

- **Central mixed zone** : freedom for residential or commercial projects
- **Central location** with **unobstructed views** over the village and surrounding hills
- **Luminous, welcoming setting**, ideal for making full use of the land's potential

This plot represents **a rare opportunity in Grandval**, combining **visibility, centrality and development potential**. A perfect location to realize a unique project in the heart of the Bernese Jura.

SURFACES

Surface of parcel 1411 m²

CARACTERISTICS

Sale to persons abroad
authorized No

DISTANCES

Public transports	99 m
Primary school	138 m
Stores	2604 m
Restaurants	979 m

PLOT 1

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This plot is sold with the farmhouse to renovate to the east

PROXIMITY

- Village
- Green
- Restaurant(s)
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school

- Jura

EQUIPMENT

- Water supply
- Power supply
- Waste water connection
- Building land connected

FLOOR

- Soil
- Flat

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Fields
- Forest

FINANCIAL DATA

Price

CHF 250'000.-

Availability

To be discussed

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