

# PORRENTRUY



Magnificent renovated investment property in  
the center of Porrentruy

## Price upon request

Price of parking place(s) in addition



675 m<sup>2</sup>

n° ref. **043846**



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## SITUATION AND DESCRIPTION

The building **La Colombière 4** in 2900 Porrentruy benefits from a **strategic location**, in close proximity to the town center, hospital and freeway, providing easy access to major roads and urban amenities. It is located in the residential district of La Colombière, a quiet and sought-after area, just a few minutes from the historic heart of Porrentruy.

The property is also close to extensive green and agricultural areas, offering a peaceful living environment while remaining just a stone's throw from essential services. On-site, there are private parking spaces (11 spaces and a garage), as well as a nearby public parking lot for visitors or to rent additional spaces.

Volume (including garages) 3'655 m<sup>3</sup>  
Net usable area 713 m<sup>2</sup>  
Living area 352 m<sup>2</sup>

Office area 210 m<sup>2</sup>  
Commercial area 0 m<sup>2</sup>  
Sales/storage area 151 m<sup>2</sup>  
Training area 40 m<sup>2</sup>  
Medical area medical 0 m<sup>2</sup>  
Land area 691 m<sup>2</sup>  
Use Rented to third parties  
Building Year of construction 1949 Renovation / Year 2022 Building condition Good Building quality Good Average  
Number of rooms 9  
Way of counting Kitchen not counted  
Number of bathrooms 9  
Number of floors 3  
Number of elevators 1  
Parking spaces Individual garages 2 Underground parking 0 Outdoor parking 10

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**The Factory in Porrentruy** proposes a hybrid concept combining **coworking** (shared workspaces) and **co-sleeping** (bed and breakfast), aimed as much at digital nomads, seconded workers, companies, as tourists or families. The main activity revolves around the following axes:

- **Coworking spaces** : Unlimited access to open-space offices, equipped meeting and conference rooms, broadband internet, ergonomic seating, and business domiciliation services. Spaces are designed to foster exchange, collaboration and productivity, whether for a day or over the long term.
- **Guest rooms** : Upstairs, modern, fully-equipped rooms (WIFI, TV, mini-fridge, private bathroom, etc.), suitable for short or long stays, for families, professionals or tourists. Guests enjoy a high degree of autonomy (coded locks, shared kitchen, dining room, laundry).
- **Additional services** : Event organization, space rental for seminars, exhibitions (including contemporary art), business development support, and convivial common spaces (lounge, garden, private parking).
- **Flexibility and conviviality** : The offer is designed to adapt to all needs, with great booking flexibility and an environment conducive to meeting people and sharing experiences.

La Factory is thus positioned as a **flexible place to live and work**, fostering synergies between professionals and travelers, in the heart of the Swiss Jura

The business can be taken over by purchasing the CHF 150'000.- business assets

For the management of the Factory professional guest rooms, flexible offices and coworking;  
Website <https://la-factory.ch> online booking coupled with Lodgify booking software enabling channel Manager integration (linking Booking.com, expedia and Airbnb booking): it enables immediate online payment via various payment methods so that the hotel and rooms can be opened with a connected lock system (TTLock software): entry history, exit control, possible blocking. Cameras installed in common areas monitor arrivals and door openings for our peace of mind.

. Staff savings

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## **SURFACES**

Living area	675 m <sup>2</sup>
Surface of parcel	703 m <sup>2</sup>

## **DISTANCES**

Station	733 m
Public transports	63 m
Freeway	1932 m
Nursery school	287 m
Primary school	905 m
Secondary school	588 m
Secondary II school	1115 m
Stores	468 m
Airport	3947 m
Post office	445 m
Bank	157 m
Hospital	320 m
Restaurants	173 m
Park / Green space	298 m



**INFORMATION**

Year of construction	1948
Heating installation	Floor
Domestic water heating system	Distance heating
Heating system	Distance heating

**PROXIMITY**

- City centre
- River
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Railway terminal
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Public swimming pool
- Sports centre
- Hiking trails
- Museum
- Concert hall
- Religious monuments

- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Parking
- Public parking
- Garage
- Common pool
- From road
- Built on even grounds
- Built on a sloping hillside

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Visitor parking space(s)
- Workshop
- Air conditioning
- Double glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

**EQUIPMENT**

- Cafeteria
- Dryer
- Internet 1Gbit/s
- Optic fiber
- Interphone
- Code door
- Videophone
- Oversee camera
- Home automation

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- As new

## **ORIENTATION**

- East

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- River
- Stream
- Park
- Jura

## **STYLE**

- Postmodern















































