

# RECONVILIER



Rare in the heart of Reconvilier: Renovated  
4.5-room apartment

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**CHF 480'000.-**

Price of parking place(s) in addition



4.5



3



94 m<sup>2</sup>

n° ref. **045294**



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## SITUATION AND DESCRIPTION

Located in the heart of the village of Reconvilier, in a central street, this 4.5-room apartment, completely renovated in 2021, offers a modern and elegant living environment, in the immediate vicinity of all amenities (shops, schools, public transport).

Benefiting from top-of-the-range finishes, the accommodation features quality materials, contemporary fittings and careful attention to detail, for optimal day-to-day comfort.

The apartment comprises:

- a spacious, bright living room,
- a modern kitchen fully equipped with quality appliances,
- three comfortable bedrooms,
- a contemporary bathroom with shower and bathtub,
- two cellars offering generous storage space.

Two enclosed garage boxes advantageously complete this rare property on the market, a major asset in this sought-after central sector.

The location perfectly combines convenience and quality of life: in the center of the village, in a quiet environment, with quick access to the Tavannes valley and the Jura hills, ideal for walks and outdoor activities. This apartment would particularly suit a family or couple looking for a renovated, ready-to-move-in property combining meticulous finishes and an excellent location.

The apartment benefits from excellent public transport links, with the Reconvilier train station and bus stops just a few minutes' walk away, providing easy access to neighboring towns and the main roads in the Tavannes valley. This proximity to public transport reinforces the appeal of the property for working

people, families and anyone wishing to limit the use of their car on a daily basis.

Two garage boxes are available at an additional cost of CHF 30,000 each, giving a total price of CHF 60,000

## **SURFACES**

Living area	94 m <sup>2</sup>
Weighted Surface	97 m <sup>2</sup>
Balcony Surface	3.2 m <sup>2</sup>
Cellar surface	9.1 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Location floor	1st floor

## **DISTANCES**

Station	218 m
Public transports	218 m
Freeway	1345 m
Nursery school	271 m
Primary school	225 m
Secondary school	391 m
Secondary II school	10099 m
College / University	9275 m
Stores	320 m
Post office	2648 m
Bank	2239 m
Restaurants	44 m

## INFORMATION

Number of floors above ground	3
Year of construction	1850
Number of flats	7
Basements	2
Year of restoration	2021
Heating installation	Floor
Domestic water heating system	Distance heating
Heating system	Distance heating

## PROXIMITY

- City centre
- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Religious monuments
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Box
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Open kitchen
- Unfurnished
- Double glazing
- Bright/sunny
- Natural light
- With character
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Shower
- Phone
- Cable/TV
- Satellite
- WiFi

## FINANCIAL DATA

<b>Price</b>	CHF 480'000.-
<b>Box price ②</b>	CHF 60'000.-
<b>Total price</b>	<b>CHF 540'000.-</b>
<b>Availability</b>	To be discussed

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**FLOOR**

- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- North
- South

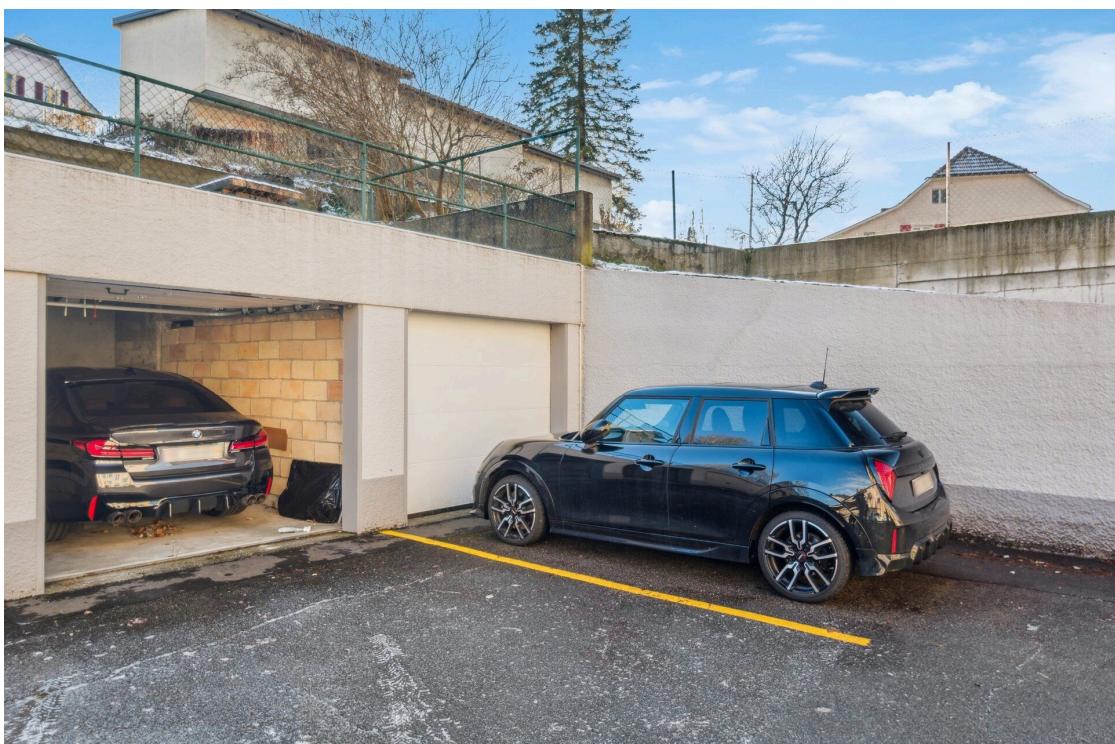
**EXPOSURE**

- Favourable
- All day

**VIEW**

- Nice view

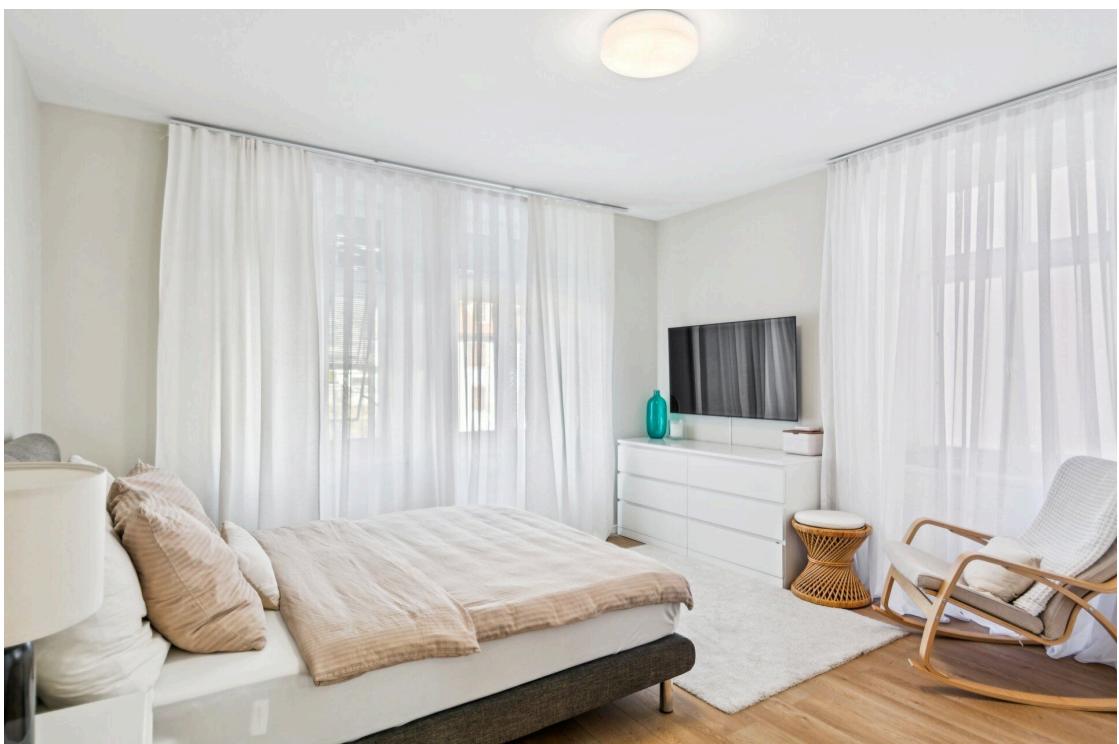


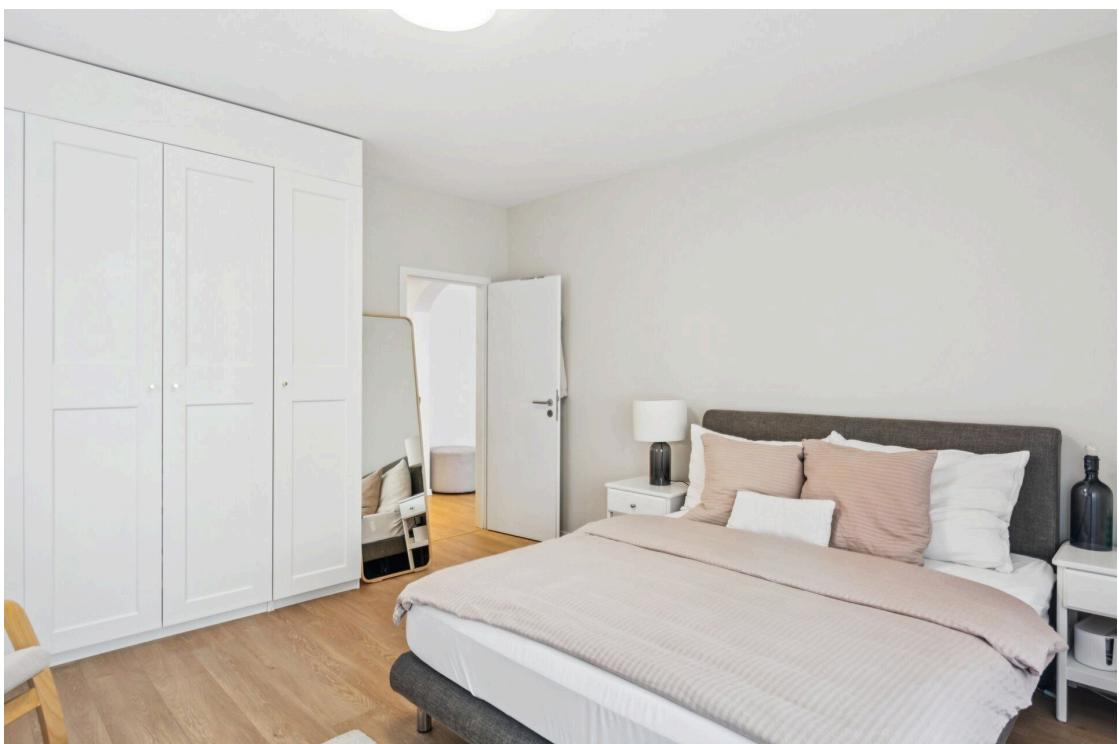






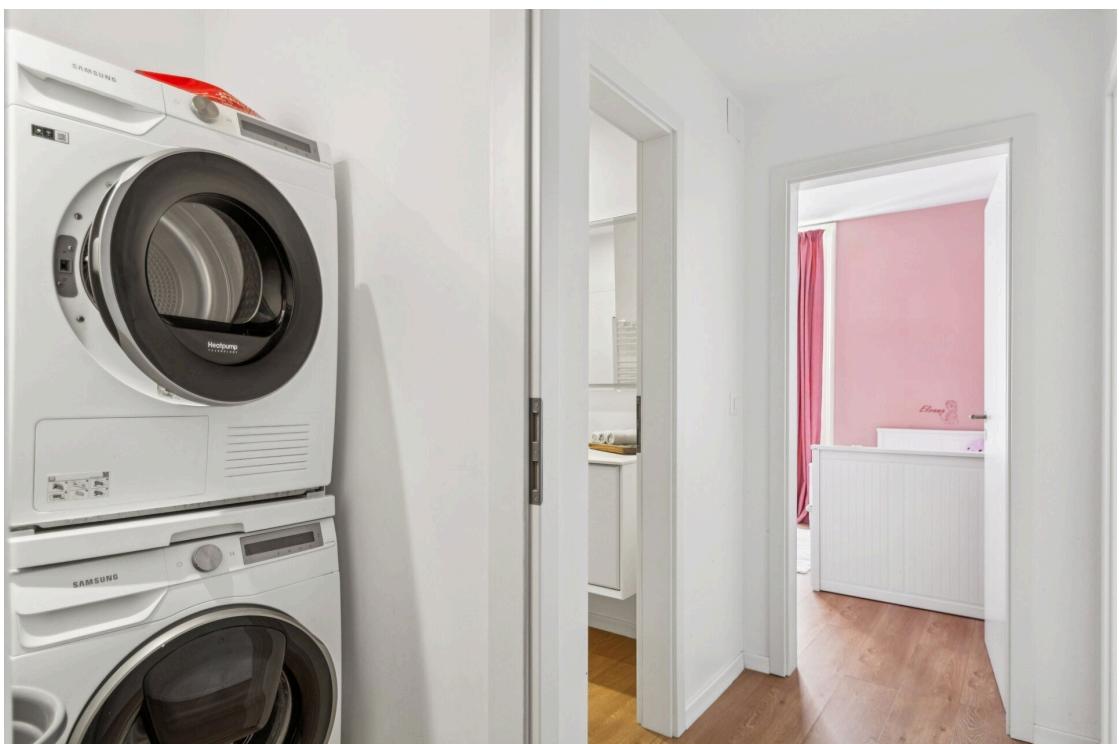








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