

GRANDVAL



Bringing a place steeped in history back to life
- in the heart of the

Price upon request

Price of parking place(s) in addition



5.5



3



~120 m²

n° ref. **042117**



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

Patrice Bayard

+41 79 606 64 42

patrice.bayard@swsir.ch



SITUATION AND DESCRIPTION

Situation - Place du Banneret Wisard 4, 2745 Grandval

Ideally located in the heart of the charming village of **Grandval**, this house enjoys a **privileged location** blending tranquility and accessibility.

Nested in a green and peaceful environment, it is **in the immediate vicinity of essential amenities**: school, local shops, post office and bus stop can be reached within a few minutes' walk.

The commune of Grandval, located in the **Moutier valley**, offers a **pleasant and sunny living environment**, surrounded by hills and nature. Access to Moutier, Biel or Delémont is quick thanks to the main road and public transport, making it an ideal location for families or investors seeking a good balance between **rural calm and urban connections**.

The property is located on a **well-exposed plot**, in the

center of the village, enjoying **beautiful light** and **unobstructed views of the surrounding area**.

The current property comprises a **6.5 rooms** to renovate, but has **high conversion potential**, with the possibility of creating **up to 5 dwellings**, depending on the project and communal authorizations. A rare location in Grandval, **offering genuine potential for real estate enhancement** in an authentic and serene living environment.

Possibility of purchasing the land that lies to the W of the parcel CH-2745 Grandval, Chemin La gaillarde 7 no 042157 Switzerland Sotheby's

Switzerland | **Sotheby's**
INTERNATIONAL REALTY

www.switzerland-sothebysrealty.ch

SURFACES

Living area	~ 120 m ²
Surface of parcel	~ 1838 m ²
Volume	~ 2570 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Gross living area	~ 120 m ²
Year of construction	1684
Year of restoration	2000
Heating system	Wood
Domestic water heating system	Electricity
Heating installation	Stove
Second home	Authorized
Inside parking place/s	4 included
Total nb. of parkings	4 included

DISTANCES

Public transports	450 m
Primary school	250 m
Stores	200 m
Restaurants	200 m



CONSTRUCTION

Authentic 1684 farmhouse with apartment and large barn - A place steeped in history to reinvent
Situated in a **green and peaceful setting**, this **magnificent historic farmhouse dating from 1684** seduces with its **timeless charm** and **important development potential**.

Built on a **parcel of 1'838 m²**, the property develops a **total volume of 2'570 m³**, comprising a **6.5-room apartment** and a **vast barn** offering numerous conversion possibilities.

Highlights

- Vintage construction (1684) full of character
- Existing apartment of **6.5 rooms**
- **Large barn** with high conversion potential
- **Total volume: 2'570 m³**
- **Generous plot of 1'838 m²**

- Quiet, sunny environment close to amenities

This farmhouse is a **rare opportunity** for lovers of authenticity, renovation enthusiasts or investors wishing to breathe new life into a historic building in an **exceptional rural setting**.

PROXIMITY

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Hiking trails
- Religious monuments

OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Greenery
- Parking
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Unfurnished
- Fireplace
- Double glazing

EQUIPMENT

- Furnished kitchen
- Washing machine
- Bath

FLOOR

- At your discretion

CONDITION

- To convert
- To be renovated
- In its current state
- Antique
- With extension possibility

ORIENTATION

- West

EXPOSURE

- Favourable
- All day

VIEW

- Valley view
- Rural
- Fields
- Forest
- Jura

STYLE

- Character house

FINANCIAL DATA

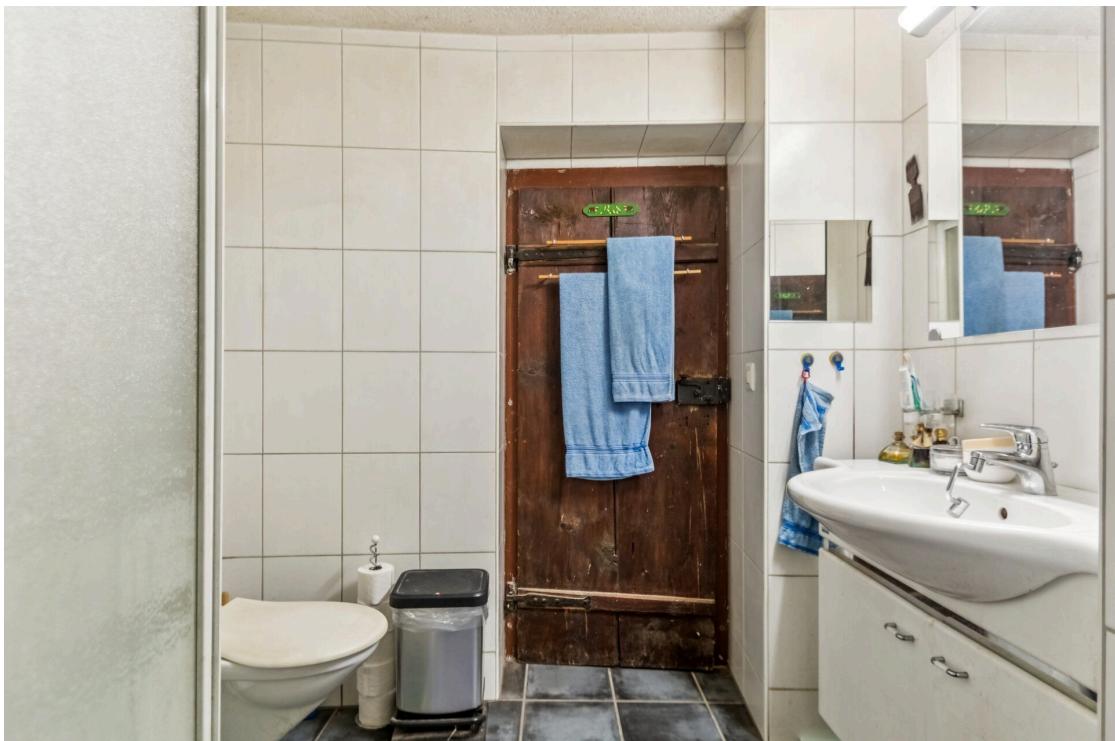
Price

Price upon request

Availability

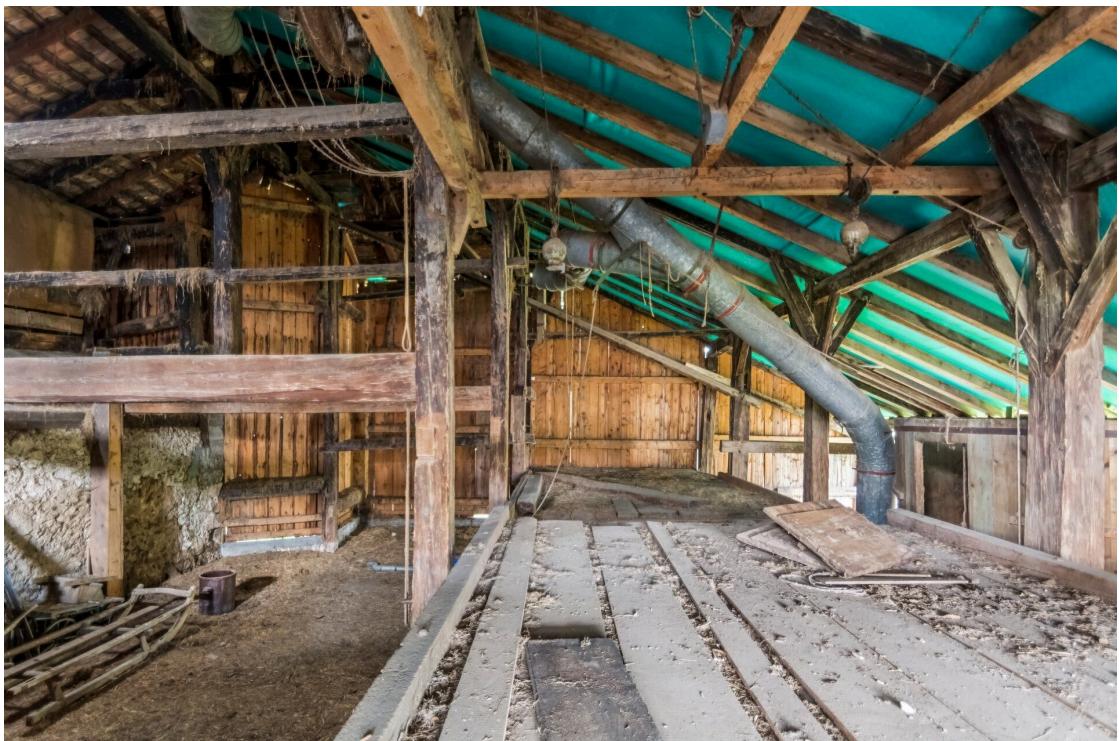
To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.









Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch