

# 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 m<sup>2</sup>

n° ref. **042117**



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

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



Switzerland

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## 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**

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## **SURFACES**

Living area	~ 120 m <sup>2</sup>
Surface of parcel	~ 1838 m <sup>2</sup>
Volume	~ 2570 cbm

## **CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Gross living area	~ 120 m <sup>2</sup>
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**  
Situating 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 m<sup>2</sup>**, the property develops a **total volume of 2'570 m<sup>3</sup>**, 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 m<sup>3</sup>**
- **Generous plot of 1'838 m<sup>2</sup>**

- 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 it's 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****Availability****Price upon request**

To be discussed

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