

# BAULMES

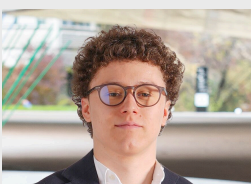


Property complex to renovate in the heart of  
Baulmes, 2,934 m<sup>3</sup>

**CHF 2'190'000.-**

Price of parking place(s) in addition

n° ref. **042674**



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## SITUATION AND DESCRIPTION

Located in the heart of the municipality of Baulmes, this set of three existing buildings with a total volume of 2,934 m<sup>3</sup> offers significant redevelopment potential. The plot lies within the village zone and benefits from a favourable land use coefficient (FAR), allowing for various renovation or densification projects, subject to approval.

### Details of the buildings:

- **Main building (1836, classified grade 3) – 2,232 m<sup>3</sup>**
- 1,165 m<sup>3</sup> already developed into 3 apartments:
  - Two 3.5-room apartments
  - One 2.5-room apartment (currently rented)
  - 1,067 m<sup>3</sup> of undeveloped space available

- **Small disused house (classified grade 6) – 339 m<sup>3</sup>**

- Composed of 2 rooms
- Requires full renovation or repurposing

- **The iconic former Baulmes garage (classified grade 7) – 363 m<sup>3</sup>**

- Demolition potentially possible
  - May be repurposed as housing (subject to approval)
- [/list]

This rare opportunity is ideal for investors or developers seeking to enhance a built heritage in a central and peaceful location with strong development potential.

## **SURFACES**

Surface of parcel 1075 m<sup>2</sup>

## **DISTANCES**

Public transports 142 m

Primary school 6308 m

Restaurants 35 m

## INFORMATION

Number of floors above ground	3
Year of construction	1836
Number of flats	3

## PROXIMITY

- Village
- Green
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop

## OUTSIDE CONVENIENCES

- Garden
- Greenery
- Built on even grounds

## INSIDE CONVENIENCES

- Without elevator
- Cellar
- Double glazing
- Triple glazing

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- To be renovated
- To convert

## FINANCIAL DATA

<b>Price</b>	<b>CHF 2'190'000.-</b>
<b>Availability</b>	To be discussed

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