

# CORGÉMONT



Superb opportunity. A beautiful residential building for sale in Corgé

## Price upon request

Price of parking place(s) in addition



12



8



2022 m<sup>2</sup>

n° ref. **044020**



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## SITUATION AND DESCRIPTION

The address Champs-Fornats 1 in 2606 Corgémont corresponds to a quality residential location, situated in a quiet area of the village of Corgémont, in the Bernese Jura. Here's a description of the surroundings:

Type of property

- This is a renovated mansion comprising 5 apartments, with a living area of approximately 300 m<sup>2</sup> on a plot of 1258 m<sup>2</sup>.
- The building has 3 garages, a garden, a interphone and an electronic door opener.

Environment

- Very pleasant location, close to the village center.
- At 3 minutes' walk from a supermarket (Denner), 6 minutes from public transport (Corgémont train station), and 6 minutes from a local school.
- Quiet residential neighborhood, well served and

suitable for family life or rental investment.

Facilities

- Heating by heat pump.
- Completely renovated house, making it a modern property in a traditional setting.

Near **Champs-Fornats 1 in Corgémont**, you'll find a variety of amenities that make the neighborhood convenient and pleasant to live in. Here's an overview:

### **Shops and services**

- **Boulangerie Chez Jean-Pierre** - for fresh bread and pastries.
- **Boucherie Junod** - local meat products.
- **Boutique Coup de Cœur** - bridal wear and fashion.
- **Kiosque Chez Cathy** - snacks, ice creams, sandwiches.

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- **Automobiles Jäggi SA** - petrol station and garage.

#### **Beauty and well-being**

- **Coiffure Dans l'Hair du Temps** and **Coiffure Nuance** - hair salons.
- **Delta Santé** - complementary medicine center.
- **DarK Fitness Sàrl** - modern gym.

#### **Banking and administration**

- **BCBE (Berner Kantonalbank)** - banking services.
- **Post** - postal services nearby.

#### **Restaurants and cafés**

- **Café de la Gare** - friendly place to eat.
- **Wine bar** - for wine-tasting enthusiasts.

#### **Education and transport**

- **Elementary school** - just a few minutes' walk away.
- **Corgémont train station** - approx. 200 m away, facilitating travel to Biel or La Chaux-de-Fonds.

#### **Natural setting**

- The neighborhood is surrounded by **green**, with **hiking trails** and a peaceful ambience typical of the Bernese Jura.

Net rental income CHF 66'600.- Gross rental income CHF 79'320.-

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## **SURFACES**

Living area	2022 m <sup>2</sup>
Surface of parcel	1258 m <sup>2</sup>
Terrace surface	30 m <sup>2</sup>
Volume	2277 cbm

## **CARACTERISTICS**

Number of rooms	12
Number of bedrooms	8
Number of bathrooms	5
Number of toilets	5

## **DISTANCES**

Station	219 m
Public transports	156 m
Freeway	3979 m
Nursery school	2086 m
Primary school	452 m
Secondary school	9798 m
Secondary II school	9798 m
College / University	8273 m
Stores	2633 m
Cable car	4991 m
Airport	107878 m
Post office	125 m
Bank	139 m
Hospital	599 m
Restaurants	112 m



**INFORMATION**

Year of construction	1900
Year of restoration	2022
Heating installation	Radiator
Domestic water heating system	Heat pump
Heating system	Heat pump

**PROXIMITY**

- Fog-free
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Playground
- Nursery
- Preschool
- Primary school
- Ski resort
- Cross-country ski trail
- Hiking trails
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Garage
- Visitor parking space(s)
- Built on even grounds

**INSIDE CONVENIENCES**

- Without elevator
- Garage
- Storeroom
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Laundry

**FLOOR**

- Tiles
- Parquet floor
- Laminated

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- All day

**VIEW**

- Nice view
- Clear
- Garden
- Park
- Fields
- Forest
- Mountains
- Jura

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

To be discussed

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## STYLE

- Character house









































