

# CORGÉMONT



Great opportunity, house to finish, great potential

Price of parking place(s) in addition



4.5



3



180 m<sup>2</sup>

n° ref. **044012**



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

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## SITUATION AND DESCRIPTION

### House to be finished, great potential

Located in a quiet, pleasant area of Corgémont, this house offers a great opportunity for personalization. The project allows for the creation of a 4.5-room single-storey apartment, ideal for a family or investor wishing to create a property in their own image.

### Main assets:

- Possibility of creating a 4.5-room apartment on one level
- Privileged location close to amenities and transport
- Quiet residential neighborhood
- Generous volume and potential to develop according to your desires

The house is currently being finished, leaving you free to choose the finishes and organization of the spaces according to your needs.

Do not hesitate to contact us for more information or

to arrange an on-site visit.

Rue Chante-Merle 12a, 2606 Corgémont  
Environment and context

Location: The house is located in Corgémont, in the canton of Bern, in the heart of the Bernese Jura. It is a quiet residential area, appreciated for its tranquility and proximity to nature.

Accessibility: The location benefits from quick access to local infrastructure: the train station, bus stops and schools are within walking distance, and the city of Biel is just 5 minutes away by car.

Neighborhood: The neighborhood is made up of single-family homes and local businesses, offering a pleasant, family-friendly living environment.

Area assets

Sun exposure: Neighborhood known for being well exposed, which enhances outdoor spaces.

Safety and calm: Low-traffic street, ideal for families

or anyone seeking peace and quiet.

Close to amenities: Shops, schools and public transport within easy reach.

Additional information

Local activities: Corgémont offers a variety of leisure activities, including nature walks, sports facilities and cultural events.

Real estate potential: The region is prized for its living environment, which is an advantage for increasing the value of the property.

This address therefore benefits from a sought-after location in Corgémont, combining calm, accessibility and quality of life.

## SURFACES

Living area	180 m <sup>2</sup>
Surface of parcel	745 m <sup>2</sup>
Garden surface	60 m <sup>2</sup>
Terrace surface	50 m <sup>2</sup>
Non built surface [ sqm ]	505 m <sup>2</sup>
Useful surface	210 m <sup>2</sup>
Volume	785 cbm

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Year of construction	2018
Heating system	Pellets
Domestic water heating system	Pellets
Heating installation	Warm air
Second home	Non authorized
Inside parking place/s	1 not included
Outside parking place/s	3 not included
Total nb. of parkings	4 not included

## DISTANCES

Station	1057 m
Public transports	1042 m
Freeway	4024 m
Nursery school	325 m
Primary school	1365 m
Secondary school	11041 m
Secondary II school	10460 m
College / University	8879 m
Stores	3568 m
Cable car	5836 m
Post office	991 m
Bank	2963 m
Hospital	392 m
Restaurants	392 m
Park / Green space	3630 m



## CONSTRUCTION

Possibility of commissioning a Canadian well for heating.

Huge potential for interior design of the house.

## PROXIMITY

- Village
- Villa area
- Green
- Fog-free
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Hiking trails
- Bike trail
- Religious monuments
- Doctor

## OUTSIDE CONVENIENCES

- Garden
- Exclusive use of garden
- Built on even grounds
- Ground level access

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Garage
- Double glazing
- Bright/sunny
- With front and rear view

- Natural light
- Penthouse
- With character
- Timber frame

## FLOOR

- Cast floor

## CONDITION

- To convert
- In it's current state
- To build
- Covered
- under construction

## ORIENTATION

- South

## EXPOSURE

- Optimal
- Favourable
- Good
- All day

## VIEW

- Nice view
- Clear
- Valley view
- Unobstructed
- Jura

## STYLE

- Classic

## FINANCIAL DATA

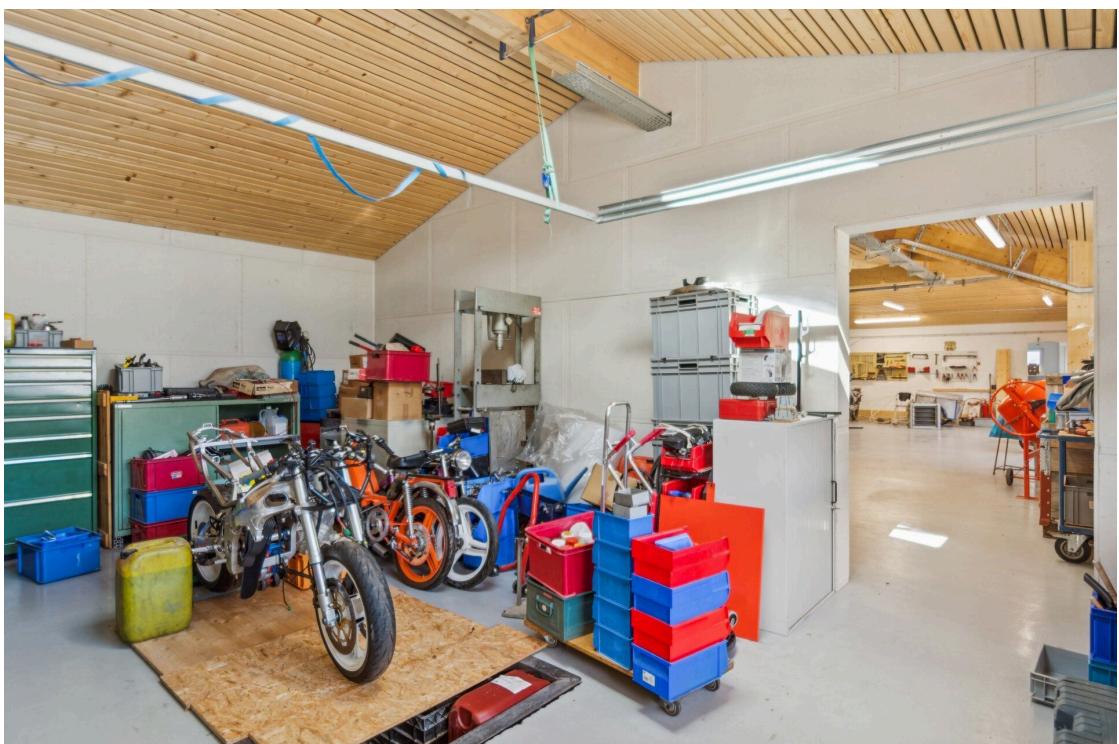
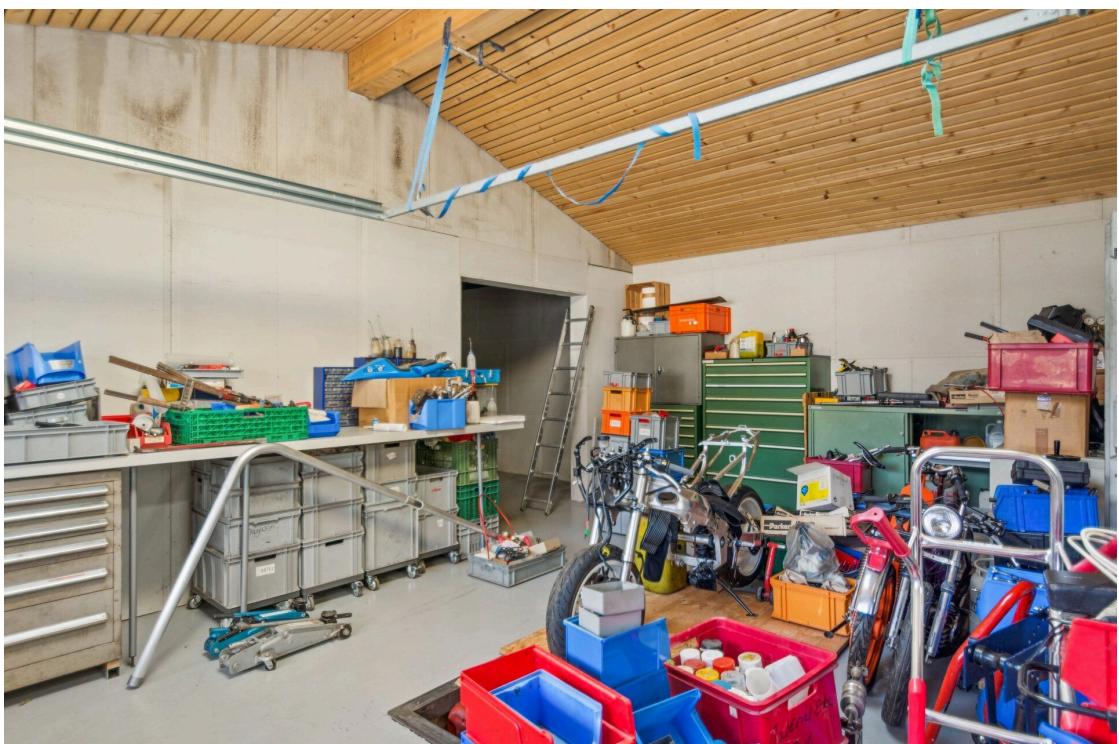
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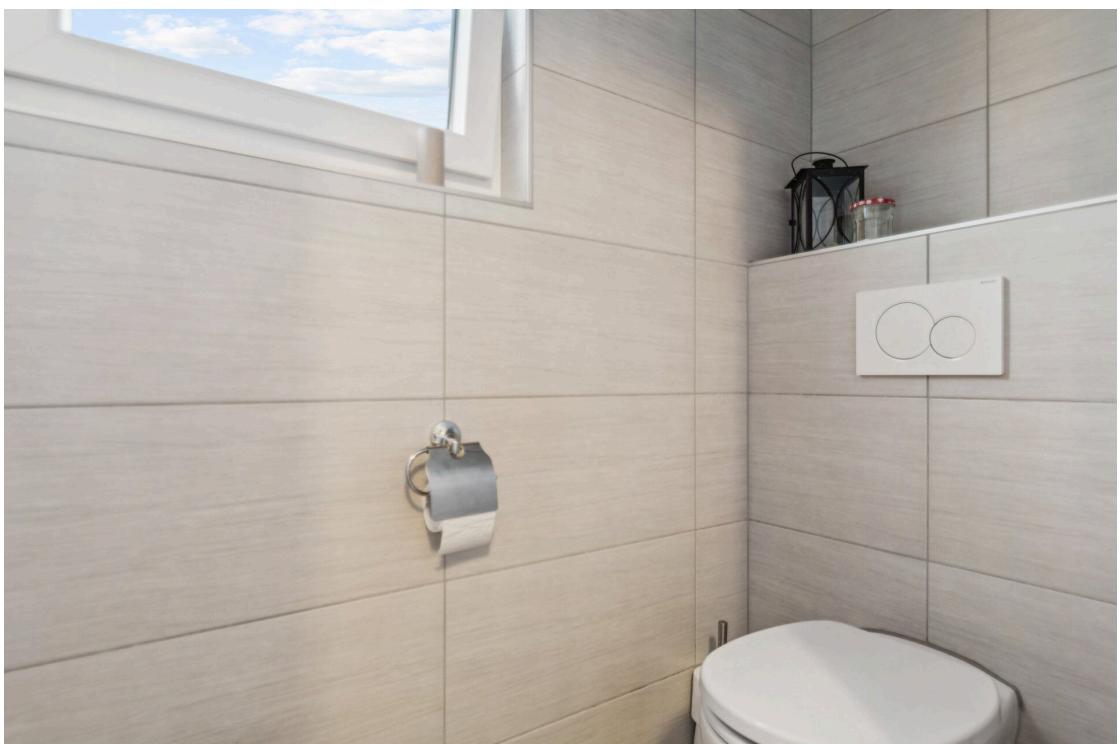
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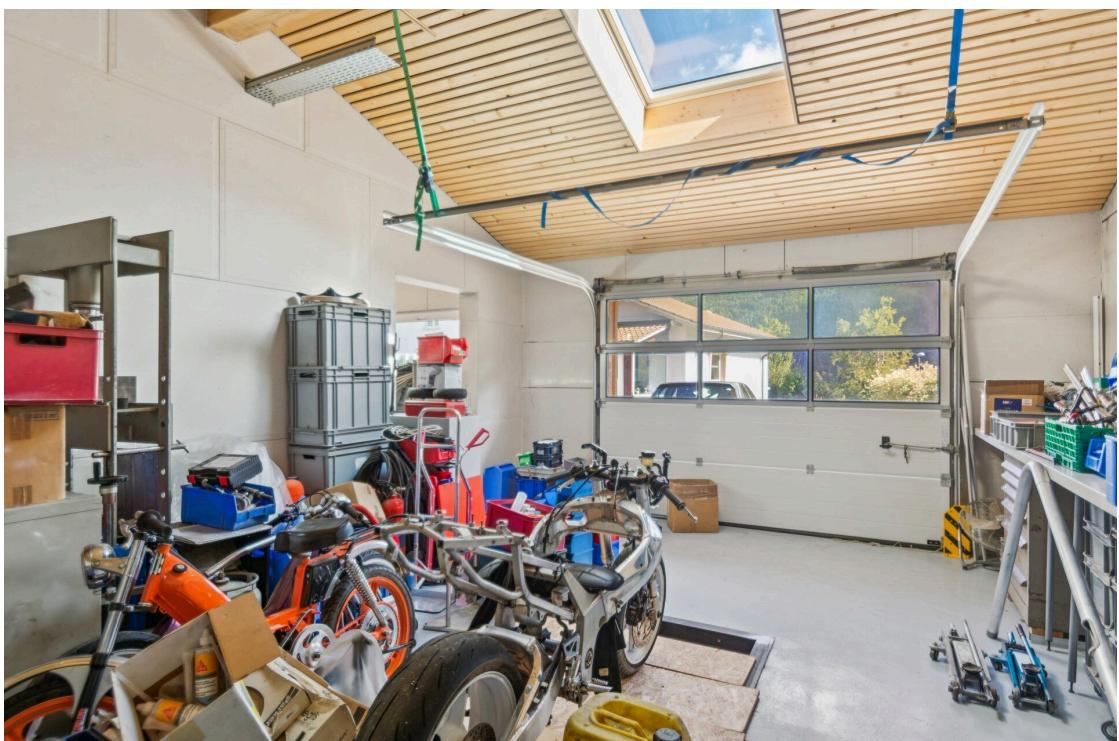
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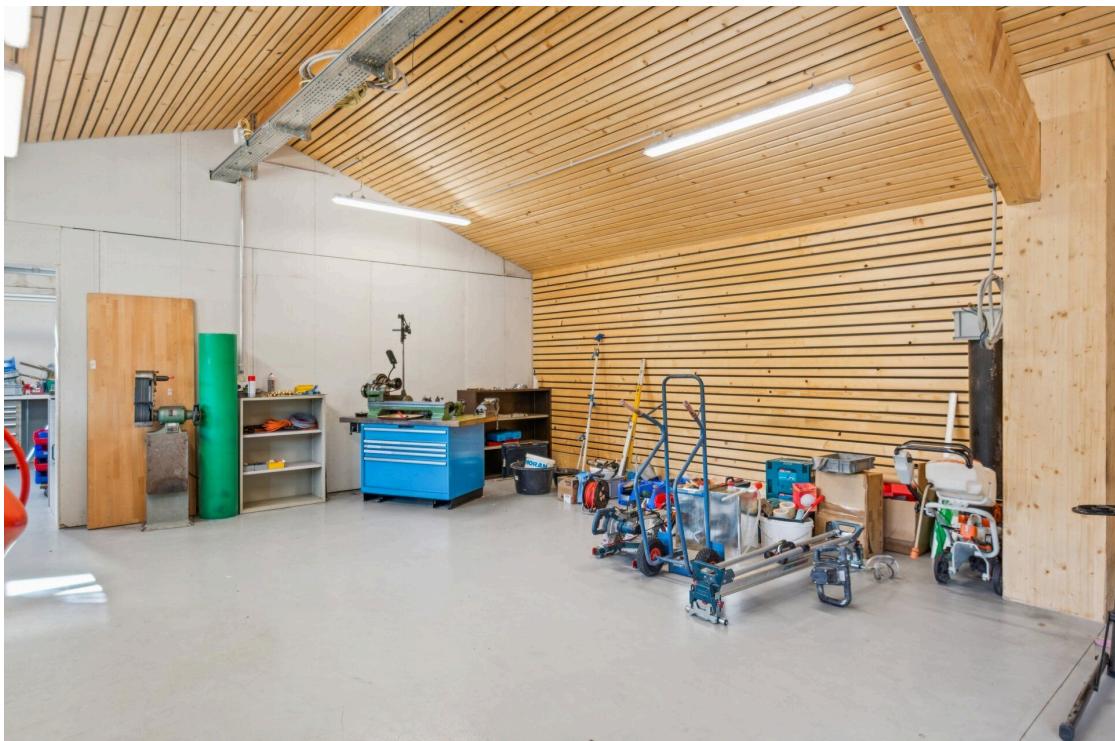
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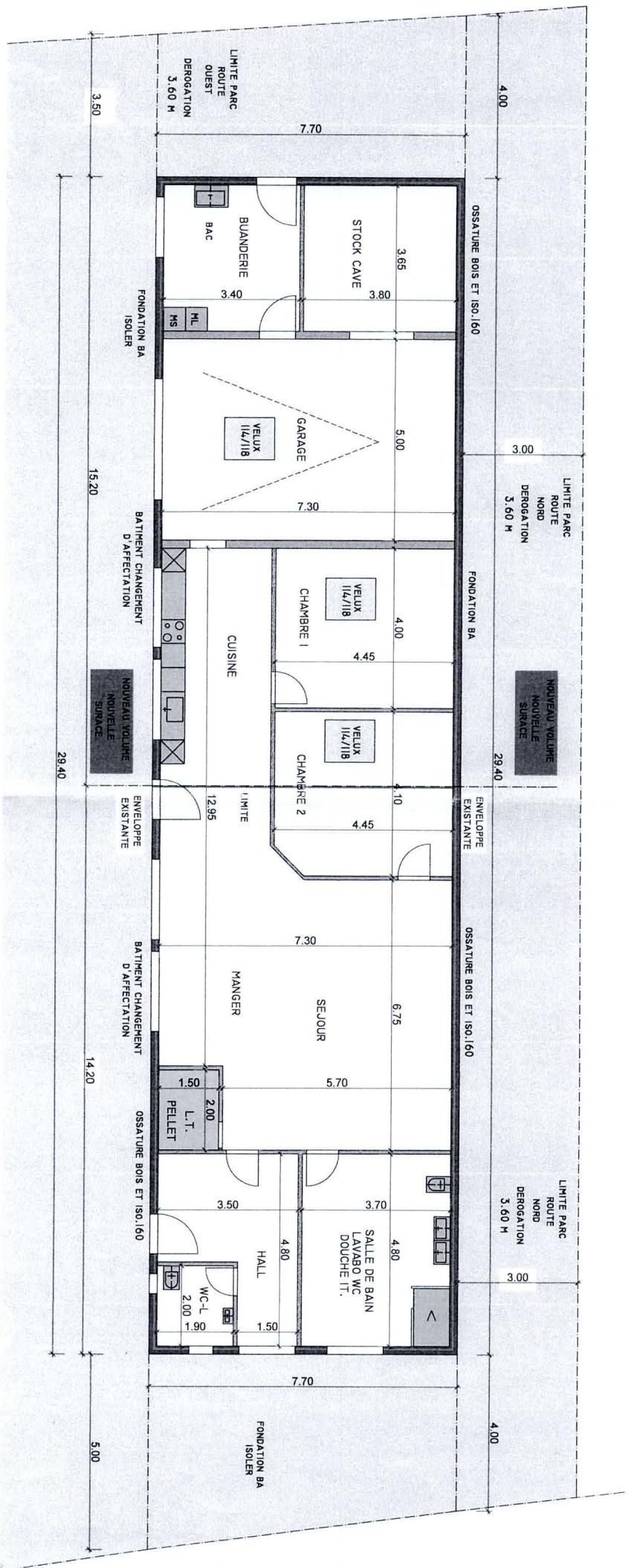


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PLANS ET FACADES ECH. 1:100 MAI 2025

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NOUVEAU



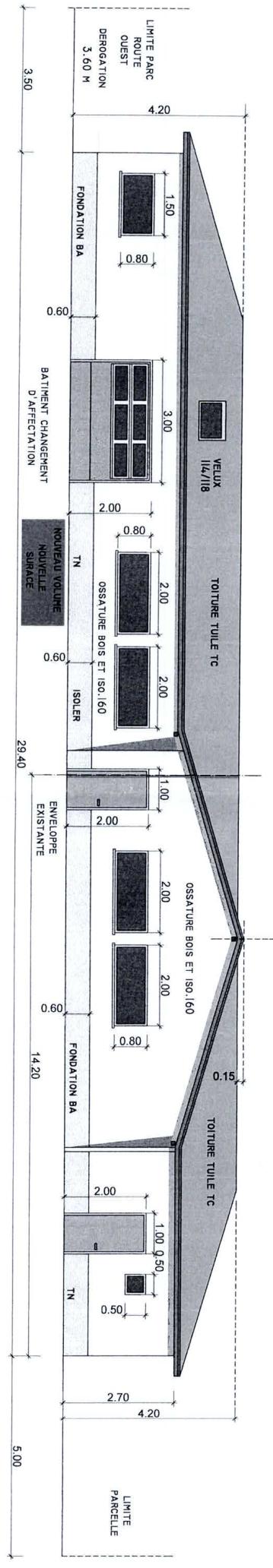
PLAN REZ

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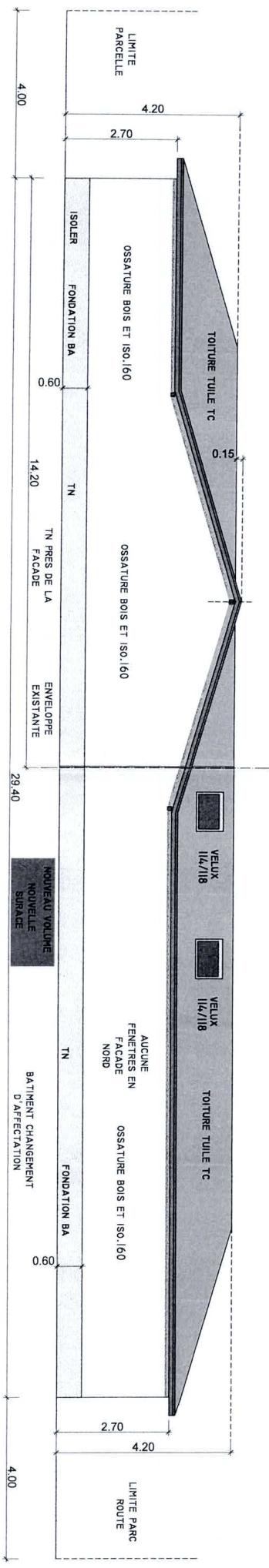
FACADE SUD

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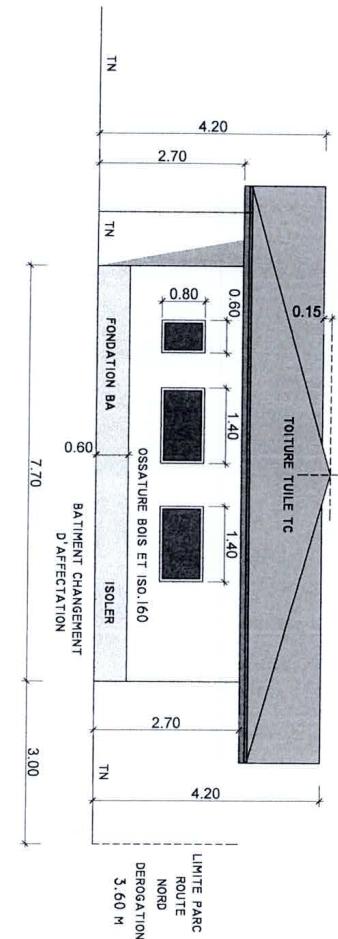


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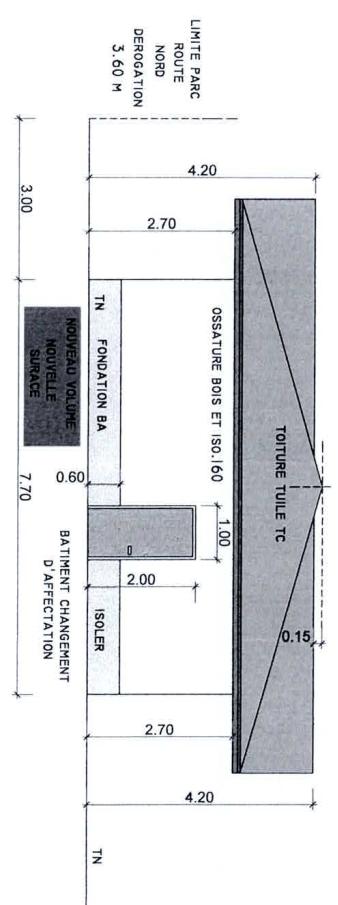
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