

CORGÉMONT



For sale: Single family house

Price of parking place(s) in addition



10



8



365 m²

n° ref. **044008**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Rue Chante-Merle 12, 2606 Corgémont

Environment and context

Location: The house is located in Corgémont, in the canton of Berne, 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

Sunshine: 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.

Apartment 1 - Ground floor

Plunge into an exceptional living environment with this superb first floor apartment, bathed in natural light. Enjoy a spacious living room with open kitchen, ideal for moments of sharing and conviviality. The bright, comfortable bedrooms provide the perfect resting

space for the whole family. The modern bathroom guarantees optimal everyday comfort.

The real asset: direct access to the large wooded garden, a rare space to make the most of fine weather, organize barbecues or let the kids play in complete safety. Calm, privacy and well-being are the order of the day.

Large living room with top-of-the-range open kitchen

Luminous, welcoming bedrooms

Elegant bathroom

Direct access to a vast private garden

Peaceful, verdant surroundings

Apartment 2 - Upper floor

On the upper floor, discover an apartment offering unobstructed views over the grounds and a warm ambience. The bright living room with open kitchen invites you to relax and socialize. The well-appointed bedrooms are perfect for welcoming family or guests. The contemporary bathroom completes this exceptional property.

This apartment benefits from a separate entrance, ensuring privacy and freedom for its occupants.

Luminous living room with open kitchen and stunning views

Comfortable, well-distributed bedrooms

Modern bathroom

Independent access

Apartment yield CHF 15'000.- per year

Refreshment is required

SURFACES

Living area	365 m ²
Surface of parcel	1245 m ²
Garden surface	1000 m ²
Terrace surface	50 m ²
Underground surface	50 m ²
Volume	1267 cbm

CARACTERISTICS

Number of rooms	10
Number of bedrooms	8
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Year of construction	1961
Year of restoration	2024
Heating system	Pellets
Domestic water heating system	Pellets
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	2 not included
Outside parking place/s	3 not included
Total nb. of parkings	5 not included

DISTANCES

Station	1055 m
Public transports	1040 m
Freeway	3977 m
Nursery school	1208 m
Primary school	1370 m
Secondary school	4047 m
Secondary II school	10447 m
College / University	10393 m
Stores	3570 m
Cable car	5818 m
Airport	3345 m
Post office	991 m
Bank	1034 m
Hospital	385 m
Restaurants	1069 m
Park / Green space	1032 m



CONSTRUCTION

A refresh is necessary

PROXIMITY

- Village
- Villa area
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Ski piste
- Ski resort
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Shed
- Garage
- Carport
- Visitor parking space(s)
- Barbecue-chimney
- Built on even grounds
- Barbecue

- Pizza Oven

INSIDE CONVENIENCES

- Without elevator
- Garage
- Underground car park
- Eat-in-kitchen
- Open kitchen
- Cellar
- Garret
- Storeroom
- Workshop
- Home cinema
- Craft room
- Mosquito screen
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Cooker/stove
- Fridge
- Freezer
- Dishwasher
- Gas stove
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Internet connection

FINANCIAL DATA

Price

Availability

To be discussed

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FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- To be refurbished
- In it's current state

ORIENTATION

- South

EXPOSURE

- Optimal
- Favourable
- Good
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- With an open outlook
- Rural
- Mountains
- Jura

STYLE

- Classic





















