

# CORGÉMONT



For sale: Single family house

Price of parking place(s) in addition



10



8



365 m<sup>2</sup>

n° ref. **044008**



**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

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

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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 <sup>2</sup>
Surface of parcel	1245 m <sup>2</sup>
Garden surface	1000 m <sup>2</sup>
Terrace surface	50 m <sup>2</sup>
Underground surface	50 m <sup>2</sup>
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







































