

COURT



Superb opportunity, 4.5 room house ideal for
a family

CHF 495'000.-

Parking place(s) included



4.5



3



120 m²

n° ref. **044146**



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SITUATION AND DESCRIPTION

The house at Rue Centrale 24, 2738 Court is located in the center of the village of Court, in the canton of Bern, Switzerland. This address is easily accessible and visible on major mapping platforms and local directories.

Court is a small village of around 1,400 inhabitants, located in a French-speaking region called the Bernese Jura. The commune is accessible via the A16 freeway, around 30 minutes from Biel, 1 hour from Berne, 20 minutes from Delémont and 1 hour from Basel. The freeway exit leads directly into the center, where the Rue Centrale is located.

The village offers all the essential amenities: nursery and elementary school, facilities for children and the elderly, and several local shops. The economic fabric includes some twenty businesses and craftsmen. There are also a dozen establishments (hotels,

restaurants, sheepfolds) either in the center of the village, or in the surrounding natural areas.

The Rue Centrale runs through the heart of the village, putting the house in close proximity to services, shops and bus stops if required. This neighborhood is therefore perfectly suited for peaceful village living while remaining close to major roads and major regional towns.

Discover this **4.5-room terraced house** ideally located at Rue Centrale 24 in Court, in the Bernese Jura. This rare property offers many sought-after assets and great development flexibility.

Main features

- **Area** : 4.5 rooms
- **Bedrooms** : 3 spacious bedrooms
- **Sanitary** : 2 separate toilets, 1 bathroom

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- **Year of construction** : 1963 renovation in 2000
- **Tentative price** : 580'000 CHF
- **Large garden** : vast outdoor space ideal for relaxing, playing or landscaping

Annex and comfort

- **Independent annex** in the garden, ideal for entertaining or creating a wellness area
- **Jacuzzi** installed in the annex, for moments of relaxation all year round
- Possibility of converting the annex to suit your needs

Space and potential for extension

- **Possibility of creating an additional floor** : Communal regulations allow, subject to obtaining the necessary authorizations and in compliance with permitted heights (cf. Court building regulations), to add a level to the house to increase the living area or create a master suite, office or recreation room.
- **Constructing an additional house** : The plot offers ample open space. Depending on the precise size of the plot and the building zone, it is possible to envisage the construction of a second stand-alone house. This project is subject to the agreement of the commune and to compliance with communal regulations (distances to boundaries and authorized gauges).

Additional information

- **Proximity** : The center of Court, shops, schools and access to nature are within easy walking distance.
- **Parking** : Possibilities on site, to be clarified during the visit.

SURFACES

Living area	120 m ²
Surface of parcel	500 m ²
Garden surface	400 m ²
Terrace surface	25 m ²
Useful surface	20 m ²
Volume	500 cbm

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Year of construction	1980
Year of restoration	2018
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	2 included
Total nb. of parkings	2 included
Parking places	Yes, obligatory

DISTANCES

Station	219 m
Public transports	213 m
Freeway	1254 m
Nursery school	400 m
Primary school	400 m
Secondary school	5848 m
Secondary II school	5848 m
College / University	8577 m
Stores	68 m
Post office	69 m
Bank	4535 m
Hospital	5375 m
Restaurants	332 m
Park / Green space	362 m

PROXIMITY

- Village
- Green
- Mountains
- Bank
- Post office
- Restaurant(s)
- Railway station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Horse riding area
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Concert hall
- Religious monuments
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Garden
- Garden in co-ownership
- Parking
- Box
- Jacuzzi
- Barbecue-chimney
- Built on even grounds
- Barbecue
- Middle house

INSIDE CONVENIENCES

- Box
- Eat-in-kitchen
- Jacuzzi
- Unfurnished
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Phone
- WiFi
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

FINANCIAL DATA**Price****CHF 495'000.-****Availability**

To be discussed

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ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Rural
- Jura

STYLE

- Classic















