

COURT



Superb Opportunity, 4.5 room house ideal for
a family

CHF 545'000.-

Price of parking place(s) in addition



4.5



3



130 m²

n° ref. **044183**



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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 annexe, for moments of relaxation all year round
- Possibility of converting the annexe to suit your needs

Space and potential for extension

- **Possibility of creating an additional floor** : Municipal 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 living space 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 approval by the commune and compliance with the 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 the plot, to be clarified during the visit.

SURFACES

| | |
|-------------------|--------------------|
| Living area | 130 m ² |
| Surface of parcel | 400 m ² |
| Garden surface | 250 m ² |
| Terrace surface | 25 m ² |
| Garret surface | 40 m ² |
| Total surface | 130 m ² |
| Volume | 501 cbm |

CARACTERISTICS

| | |
|-------------------------------|--------------------|
| Number of rooms | 4.5 |
| Number of bedrooms | 3 |
| Number of bathrooms | 2 |
| Number of toilets | 2 |
| Gross living area | 130 m ² |
| Year of construction | 1990 |
| Year of restoration | 2020 |
| Heating system | Fuel oil |
| Domestic water heating system | Fuel oil |
| Heating installation | Radiator |
| Second home | Non authorized |
| Number of boxes | 1 included |
| Total nb. of parkings | 2 included |
| Parking places | Yes, obligatory |

DISTANCES

| | |
|----------------------|---------|
| Station | 219 m |
| Public transports | 213 m |
| Freeway | 1280 m |
| Nursery school | 400 m |
| Primary school | 400 m |
| Secondary school | 11437 m |
| Secondary II school | 11437 m |
| College / University | 8577 m |
| Stores | 83 m |
| Post office | 69 m |
| Bank | 4535 m |
| Hospital | 5375 m |
| Restaurants | 332 m |
| Park / Green space | 362 m |

PROXIMITY

- Village
- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Sports centre
- Horse riding area
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Quiet
- Annex
- Shed
- Parking
- Box
- Jacuzzi
- Barbecue-chimney
- Built on even grounds
- Barbecue
- Middle house

INSIDE CONVENIENCES

- Box
- Guests lavatory
- Storeroom
- Jacuzzi
- Unfurnished
- Built-in closet
- Swedish stove
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Internet connection

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA**Price****CHF 545'000.-****Availability**

To be discussed

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CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Garden
- Forest
- Jura

STYLE

- Classic

















