

# COURT



Superb Opportunity, 4.5 room house ideal for  
a family

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**Price upon request**

Price of parking place(s) in addition



9



6



130 m<sup>2</sup>

n° ref. **#5617303**



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## SITUATION AND DESCRIPTION

### Two terraced houses of 4.5 rooms - Rue Centrale 24, Court (BE)

#### A peaceful living environment in the heart of the Bernese Jura

Located in the charming village of **Court**, these two semi-detached houses offer an ideal setting for families, couples or investors looking for a flexible, well-located property.

#### Location

The properties are located **Rue Centrale 24**, right in the center of the village of Court, in the heart of the **Jura bernois**.

Court has around **1,400 inhabitants** and benefits from excellent accessibility :

- **A16 freeway (Transjurane)** in the immediate vicinity
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- **30 minutes** from Biel
- **20 minutes** from Delémont

- **1 hour** from Bern and Basel

The village offers **all essential amenities**: nursery and elementary school, local shops, restaurants, personal services and a bus network. The quiet, verdant surroundings ensure a **rare quality of life**, between nature and easy access.

#### Description of the houses

The two terraced houses, built in **1963** and **renovated in 2000**, feature **functional distribution** and **many design possibilities**.

#### House 1 and House 2 - main features

- **4.5 rooms** spread over two levels
- **3 spacious bedrooms**
- **1 bathroom** and **2 separate WCs**
- **Open kitchen** overlooking bright living space
- **Private garden** at the rear of each house
- **Independent annex** equipped with a **jacuzzi**, ideal

for a wellness area or an office

- **Parking facilities** on the grounds

**Parking facilities** on the grounds[/b]

**Potential and development**

**These properties offer a [b]great flexibility of evolution** according to your projects :[/b]

- **Possible expansion:** creation of an **additional floor** (subject to communal authorizations).[/b]
- **Additional project:** the **generous plot** makes it possible to envisage the construction of a **second independent dwelling**, in accordance with **Court building regulations**.[/b]
- **Ideal for two families**, for a **rental investment**, or to **live in one house and rent out the second**.[/b]

#### **Major assets**

- **quiet, village-like setting**
- **close to schools and shops**
- **Fast access to the A16 motorway**
- **Generous outdoor spaces**
- **Purposeful annexes (wellness, workshop, office)**
- **High expansion potential**

**Price** CHF 1'040'000.- for the entire property)[/b]

**A rare opportunity in the Bernese Jura**

**These two semi-detached houses combine the [b]charm of a rural setting** and the **comfort of modern living**. An ideal place to build a family life project or invest in a property with high development potential.

## SURFACES

Living area	130 m <sup>2</sup>
Surface of parcel	1200 m <sup>2</sup>
Garden surface	500 m <sup>2</sup>
Terrace surface	25 m <sup>2</sup>
Garret surface	40 m <sup>2</sup>
Total surface	250 m <sup>2</sup>
Volume	501 cbm

## CARACTERISTICS

Number of rooms	9
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	4
Gross living area	130 m <sup>2</sup>
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

Availability

Price upon request

To be discussed

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**CONDITION**

- As new

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Garden
- Forest
- Jura

**STYLE**

- Classic

















