

CORGÉMONT



L'Art de Vivre: A Sanctuary of Light and Design
in Corgémont

CHF 1'450'000.-



5



3



230 m²

n° ref. **045713**



Switzerland | Sotheby's International Realty
Rue Jakob-Rosius 18, 2502 Bienne

Patrice Bayard
+41 79 606 64 42
patrice.bayard@swsir.ch



SITUATION AND DESCRIPTION

L'Art de Vivre Absolu : Un Sanctuaire de Lumière et de Design à Corgémont **Une Adresse de Prestige entre Nature et Modernité**

At number **14 de la Rue des Fléoles**, exclusivity finds its setting. In the idyllic setting of **Corgémont**, this high-end property rises like a manifesto of architectural elegance. Here, the serenity of the Bernese Jura unites with perfect accessibility, offering aesthetes a romantic refuge where nature invites itself at every window.

An Immersion in Grand Luxury: 240 m² of Exception

From the moment you enter, the nobility of the materials and the purity of the lines command respect. This 5.5-room dwelling redefines the codes of contemporary comfort:

- **The Cathedral Lounge:** A reception area of dizzying volumes, where large, thermally efficient bay

windows blur the boundary between inside and outside. The floors, clad in refined materials, catch the light to create a warm, hushed atmosphere.

- **The Signature Kitchen:** A veritable laboratory of flavors, it marries minimalist aesthetics with state-of-the-art equipment (V-ZUG/Miele). Its central island becomes the stage for your gastronomic evenings.

- **The Parental Suite:** A sanctuary of intimacy designed like a grand hotel suite, with its bespoke dressing room and en-suite shower room, a veritable private spa with marble or natural stone finishes.

A Monumental Terrace: Your Private Horizon

Rare and sought-after, the **300 m² terrace** is an architectural feat. More than just an exterior, it's an open-air extension of your living room. Imagine receptions under the stars or breakfasts suspended above the verdant valleys, in the absolute calm that only Corgémont can offer.

Technical Excellence: For Enthusiasts and Collectors

Prestige also lurks in the invisible but essential details:

- **The Garage-Atelier:** A masterful underground space that can house up to **6 vehicles**. Heated and secure, it's the ideal place for a car collection or private artist's studio.
- **Confort Haute Couture:** Latest-generation home automation, eco-friendly heating system and superior sound insulation guarantee total tranquility and a controlled environmental footprint.

Characteristic**Prestation Haut de Gamme**

Location Rue des Fléoles 14, 2606 Corgémont

Surface ~ 240 m² of pure refinement living space

Exterior 300 m² panoramic terrace

Capacity Garage-.Workshop for 6 cars

Services Immediate proximity to regional centers and private schools

Exterior Amenities and Swimming Pool

- **Aquatic Potential:** The configuration of the land and terrace has been designed to allow the installation of a **pool (overflow or integrated)**. The technical reservations (water and electricity waits) are already anticipated in the 2020 structure.

"More than a house, this property is a signature. It is for those for whom space is the greatest of luxuries and quality a non-negotiable requirement."

SURFACES

Living area	230 m ²
Surface of parcel	585 m ²
Balcony Surface	16 m ²
Garden surface	80 m ²
Terrace surface	300 m ²
Veranda / winter garden surface	20 m ²
Underground surface	200 m ²
Non built surface [sqm]	270 m ²
Useful surface	60 m ²
Volume	1340 cbm

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	1
Year of construction	2020
Second home	Authorized
Basements	1

DISTANCES

Public transports	549 m
Primary school	853 m
Stores	3053 m
Restaurants	554 m



CONSTRUCTION

An Architecture of 2020: Purity and Performance

Edified to the highest construction standards, this 5.5-room home (**240 m² living space**) is a masterpiece of reinforced concrete. Its architecture plays on contrasts and light, offering unparalleled thermal inertia that guarantees **extremely low heating costs**.

The Refinement of Materials: The Aesthetics of Waxed Concrete

The villa's interior is an ode to contemporary design, where every surface has been thought out to evoke emotion:

- **Ceilings & Walls: waxed concrete** dresses certain sections of walls and ceilings, bringing a silky texture and unique mineral depth. This bold choice underscores the home's "Arty" and exclusive character.

- **Floors: A high-quality tile**, selected for its durability and elegance, runs throughout the living spaces, offering a perfect contrast with the velvety wall concrete.

- **Veranda & Balcony:** Fluid transitional spaces that extend the living experience outwards, bathing each room in brilliant natural light.

An Outstanding Exterior: Between Sky and Water

- **The Terrace of the Giants:** A spectacular **300 m²** area is yours to enjoy. One of a kind, it constitutes a veritable balcony overlooking the surrounding nature.

- **Potential Swimming Pool:** The structure has been technically anticipated to accommodate a **high-end swimming pool**, transforming this terrace into an exclusive private club.

- **The Mechanical Sanctuary:** A monumental underground garage with **6 spaces**, ideal for housing a collection of vehicles or setting up a creative workshop in quiet

surroundings.

PROXIMITY

- Village
- Villa area
- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Horse riding area
- Soccer pitch
- Concert hall
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Covered parking space(s)
- Built on even grounds
- Pizza Oven

INSIDE CONVENIENCES

- Without elevator

- Underground car park
- Open kitchen
- Separated lavatory
- Guests lavatory
- Pantry
- Cellar
- Wine cellar
- Workshop
- Craft room
- Connected thermostat
- Mosquito screen
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Cable/TV
- WiFi

FINANCIAL DATA**Price****CHF 1'450'000.-****Availability**

Immediate

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Alarm
- Interphone
- Home automation

FLOOR

- Tiles

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Valley view
- Rural
- Fields
- Forest
- Mountains
- Jura

STYLE

- Modern













