

# COMBREMONT-LE-GRAND



Mixed-use building with restaurant and  
expansion potential

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**CHF 1'090'000.-**

Parking place(s) included



10



5



~240 m<sup>2</sup>

n° ref. **032876**



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## SITUATION AND DESCRIPTION

### EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Located in the Broyard village of Combremont-le-Grand, this building built in 1890 offers excellent potential for expansion.

This property consists of a restaurant that can accommodate 125 customers, a large 6-room apartment and 3 shower rooms. The large attic space can be converted into several apartments.

The restaurant is equipped with a fully functional professional kitchen, a café area and two dining rooms complete the restaurant.

The apartment has three shower rooms, a living room, three bedrooms and an office.

The attic space can be converted into three additional apartments.

An annex comprising two garages, a DIY room, attic space and a woodshed.

Many parking spaces in front of the restaurant complete this property.

## SURFACES

Living area	~ 240 m <sup>2</sup>
Surface of parcel	~ 693 m <sup>2</sup>
Non built surface [ sqm ]	~ 345 m <sup>2</sup>
Volume	~ 3150 cbm

## CARACTERISTICS

Number of flats	1
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	4
Year of construction	1890
Year of restoration	2008
Heating system	Fuel oil
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	8 included
Number of boxes	2 included
Total nb. of parkings	10 included

## ANNEXES

- 2 garages
- Do-it-yourself room
- Grenier
- Bûcher

## DISTANCES

Public transports	46 m
Primary school	3381 m
Stores	5574 m

## DISTRIBUTION

### Ground floor

- Restaurant
- Professional kitchen
- Coffee area
- 2 dining rooms

### 1st floor

- Living room
- Master bedroom with bathroom
- 2 bedrooms
- 2 shower rooms
- Office
- Gallery access

### Under the roof

- Large volume fully convertible

### Basements

- Cellar
- Technical room



## CONSTRUCTION

Built the traditional way

## PROXIMITY

- Village
- Restaurant(s)
- Bus stop

## OUTSIDE CONVENIENCES

- Quiet
- Annex
- Box
- Visitor parking space(s)
- Built on even grounds
- Middle house

## INSIDE CONVENIENCES

- Without elevator
- Separated lavatory
- Guests lavatory
- Cellar
- Garret
- Storeroom
- Heating Access
- Double glazing
- With front and rear view
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen

## FLOOR

- Tiles
- Parquet floor
- Laminated
- Carpet

- Stone

## CONDITION

- To be renovated
- To convert
- In it's current state
- With extension possibility

## STYLE

- Rustic

## FINANCIAL DATA

### Price

CHF 1'090'000.-

### Availability

To be discussed

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Professional kitchen



Exterior view from rear



Exterior view from the front





Salon





Café



Bathroom master suite



Front dining room



Attic