

## Bière - Beautiful detached house 190m<sup>2</sup> with garage and swimming pool



La Vy de Ballens 21  
1145 Bière  
Reference: Ballens 21 - Villa

## BIÈRE - BEAUTIFUL DETACHED HOUSE 190M<sup>2</sup> WITH GARAGE AND SWIMMING POOL

CHF 3'900.- / month + ch.

CH-1145 Bière, La Vy de Ballens 21



### Description

Come and discover this pleasant 190m<sup>2</sup> house built on a 900m<sup>2</sup> plot.

Located in a residential area of Bière, this villa is ideal if you're looking for a quiet, leafy setting, within walking distance of schools, shops and transport.

It is composed as follows:

- Ground floor :
  - . Open-plan entrance hall with storage space
  - . .70m<sup>2</sup> living room with dining area, open-plan kitchen and fully-glazed lounge
  - . . A first bedroom or study of 16m<sup>2</sup> .
  - . A large laundry/storage area of approx. 15m<sup>2</sup> .
  - . A shower room/WC
  - . Access to the pool in front of the bay windows and a pleasant sheltered terrace area.
  - . Central courtyard and 45m<sup>2</sup> detached garage .
  - . The outdoor jacuzzi
- 1st floor :
  - . A beautiful space under the slope that can be used as a reading or TV corner
  - . Two bedrooms (approx. 10-14m<sup>2</sup>)
  - . A final large bedroom with balcony and dressing room, approx. 20m<sup>2</sup> .
  - . A large bathroom with whirlpool bath, shower and double washbasin.

You'll also appreciate the outdoor swimming pool, two pretty balconies, a large 45m<sup>2</sup> garage and a large courtyard for parking your vehicles.

Built some fifteen years ago, the house benefits from excellent orientation in a verdant setting.

Opposite the Bière train station, it's ideal for a family who loves nature and comfort.

### Characteristics

Reference : Ballens 21 - Villa

Type : Single family house

Number of rooms : 5.5

Number of bedrooms : 4

Number of bathrooms : 2

Living area : Starting at ~ 190 m<sup>2</sup>

Garden surface : ~ 900 m<sup>2</sup>

Heating system : Gas

Domestic water heating system :

Gas

Service costs : Individual

Availability : To be discussed

The house can also be rented furnished.

The first 3 months' rent is set at CHF 3,900, after which the rent will be set at CHF 4,200.

Available from January 1, 2025 or by arrangement.

Please do not hesitate to contact us for further information or to arrange a viewing: 058 590 30 60 / mark.schwab@vpi-sa.ch

**Contact for visiting**

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### Characteristics

Reference	Ballens 21 - Villa	Number of rooms	5.5
Number of bedrooms	4	Number of bathrooms	2
Living area	Starting at ~ 190 m <sup>2</sup>	Garden surface	~ 900 m <sup>2</sup>
Heating system	Gas	Domestic water heating system	Gas
Heating installation	Floor	Availability	To be discussed
Service costs	Individual		

### Conveniences

Neighbourhood	Outside conveniences	Inside conveniences	Equipment
<ul style="list-style-type: none"> <li>• Villa area</li> <li>• Green</li> <li>• Shops/Stores</li> <li>• Railway station</li> <li>• Bus stop</li> </ul>	<ul style="list-style-type: none"> <li>• Balcony/ies</li> <li>• Terrace/s</li> <li>• Garden</li> <li>• Quiet</li> <li>• Greenery</li> <li>• Annex</li> <li>• Garage</li> <li>• Visitor parking space(s)</li> <li>• Swimming pool</li> <li>• Jacuzzi</li> <li>• Built on even grounds</li> <li>• Barbecue</li> </ul>	<ul style="list-style-type: none"> <li>• Garage</li> <li>• Open kitchen</li> <li>• Veranda</li> <li>• Jacuzzi</li> <li>• Swimming pool</li> <li>• Fireplace</li> <li>• Bright/sunny</li> <li>• Exposed beams</li> <li>• With character</li> <li>• Timber frame</li> <li>• Animals allowed</li> </ul>	<ul style="list-style-type: none"> <li>• Fitted kitchen</li> <li>• Washing machine</li> <li>• Dryer</li> <li>• Bath</li> <li>• Shower</li> </ul>
Condition	Orientation	Exposure	View
<ul style="list-style-type: none"> <li>• Good</li> </ul>	<ul style="list-style-type: none"> <li>• South</li> </ul>	<ul style="list-style-type: none"> <li>• Optimal</li> <li>• All day</li> </ul>	<ul style="list-style-type: none"> <li>• Clear</li> <li>• Mountains</li> <li>• Jura</li> </ul>



Pictures



















































