

# SION



Gravelone - Magnificent 5.5 apartment with  
superb view

**CHF 1'720'000.-**

Price of parking place(s) in addition



5.5



4



~226 m<sup>2</sup>

n° ref. **043228**



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## SITUATION AND DESCRIPTION

Discover this magnificent apartment located in the Gravelone district, less than 5 minutes from downtown Sion. Here, every moment is an invitation to serenity and wonder. Immerse yourself in an atmosphere where absolute calm meets the convenience of urban living.

Ideal for a family thanks to its 226 sq. m. weighted, 4 bedrooms and magnificent garden with the possibility of building a swimming pool, this apartment will welcome you into a cocoon of happiness. Imagine the laughter and shared moments, in a peaceful residential neighborhood.

Let yourself be seduced by the natural light that floods every room thanks to the large bay windows. The open-plan kitchen and living room create a warm and inviting space where you'll feel right at home. It's here that you'll experience a unique sense of well-being.

Every detail has been thought through with care, high-quality materials selected to offer you unrivalled comfort.

The 4 bedrooms, including a sumptuous master suite with dressing room and private shower room with bathtub, offer an intimate refuge. Imagine opening the curtains each morning and being greeted by a spectacular view of the plain and mountains, which you can admire from your balcony.

Come and feel the emotion and well-being in this property where every detail has been designed to offer you an idyllic living environment.

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**SURFACES**

Living area	~ 226 m <sup>2</sup>
Surface of parcel	~ 409 m <sup>2</sup>
Garden surface	~ 240 m <sup>2</sup>
Terrace surface	~ 104 m <sup>2</sup>
Total surface	~ 226 m <sup>2</sup>
Ceiling height	~ 2.5 m

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of levels	1
Number of terraces	1
Location floor	Ground floor

**DISTANCES**

Station	1103 m
Public transports	80 m
Freeway	1126 m
Nursery school	234 m
Primary school	1032 m
Secondary school	519 m
Secondary II school	519 m
College / University	677 m
Stores	239 m
Cable car	3951 m
Airport	1122 m
Post office	832 m
Bank	461 m
Hospital	853 m
Restaurants	310 m
Park / Green space	273 m

**DISTRIBUTION****Ground floor**

- Entrance hall with wall cabinets
- Kitchen with island, open to dining room
- Living room with exit to terrace
- Spacious bedroom with exit to outside
- Shower room/wc
- Semi-covered terrace and large lawn
- Laundry room with washing column

**Basement**

- Garage
- Cellar
- Technical room

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## LOCATION

Ideally located in the sought-after neighborhood of **Gravelone**, in **Sion**, this apartment enjoys a privileged residential setting, combining calm, greenery and immediate proximity to the city center.

Positioned on the heights of Sion, the Gravelone district is renowned for its peaceful environment and quality of life. It offers a commanding position with unobstructed views of the town, the castles of Valère and Tourbillon and the surrounding Alpine relief, while benefiting from generous sunshine thanks to its favorable exposure.

Just a few minutes away, you can reach the center of Sion, with its shops, restaurants, schools and cultural facilities. Public transport, the SBB train station and motorway routes are also within easy reach, guaranteeing optimal mobility on a daily basis.

A strategic and exclusive location, combining residential serenity and urban dynamism.

## CONSTRUCTION

New construction with choice of finishes

Heat pump heating, automatic outdoor sprinklers and drip irrigation to facilitate maintenance.

Possibility of putting in a swimming pool

A car garage

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**INFORMATION**

Number of floors	2
Year of construction	2025
Number of flats	3
Basement	1
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

**NEIGHBOURHOOD**

- City centre
- Villa area
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Secondary school
- Secondary II school
- College / University
- Public swimming pool
- Tennis centre
- Hiking trails
- Museum
- Theatre
- Concert hall
- Religious monuments
- Medical home

**OUTSIDE CONVENIENCES**

- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Parking
- Garage
- Visitor parking space(s)
- Swimming pool

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Unfurnished
- Built-in closet
- Air conditioning
- Connected thermostat
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Kitchen island

**FINANCIAL DATA**

<b>Price</b>	CHF 1'720'000.-
<b>Price park. int. ②</b>	CHF 100'000.-
<b>Total price</b>	<b>CHF 1'820'000.-</b>
<b>Availability</b>	To be discussed

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- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- American Fridge
- Private laundry
- Connections for washing tower
- Bath
- Shower
- Phone
- Cable/TV
- Internet connection
- Electric blind
- Electric garage door
- full finishing

#### **FLOOR**

- At your discretion

#### **CONDITION**

- New

#### **ORIENTATION**

- South

#### **EXPOSURE**

- Optimal
- All day

#### **VIEW**

- Nice view
- Clear
- Panoramic
- Mountains
- Alps

#### **STYLE**

- Modern



Private garden





Situation



Situation