

# EVOLÈNE



Charming contemporary apartment with  
unobstructed view in Evolène

**CHF 760'000.-**

Price of parking place(s) in addition



3.5



2



112 m<sup>2</sup>

n° ref. **044930**



**Switzerland | Sotheby's International Realty**  
Rue du Théâtre 7 bis, 1820 Montreux

**Julien Schneider**

+41 79 108 45 17 - Fax +41 21 962 86 61

julien.schneider@swsir.ch



## SITUATION AND DESCRIPTION

Discover this magnificent 3.5-room apartment ideally located in the heart of the Val d'Hérens, in the charming village of Évolène. Nestled in La Résidence La Lisaride, built in 2016 at an altitude of 1,390 m and comprising 9 apartments, this property combines contemporary comfort with mountain authenticity.

The bright living space opens onto a pleasant balcony offering stunning views of the surrounding peaks. Quality finishes and a functional layout make this a warm and welcoming place to live, perfect as a main residence or alpine pied-à-terre. The apartment also features an enclosed garage box, a rare asset in the region.

A unique opportunity for lovers of the mountains and peace and quiet, in close proximity to amenities and hiking trails.

Accessible year-round by car, less than 30 minutes from Sion.

Post bus stop 2 minutes' walk.

A 5-10 minute walk to village amenities: grocery store, Coop center, bakeries, restaurants, Coop, post office, banks, kiosks, hairdressers, doctors, pharmacy, ...

Sale authorized for second home.

**SURFACES**

Living area	112 m <sup>2</sup>
Weighted Surface	123 m <sup>2</sup>
Balcony Surface	23 m <sup>2</sup>
Volume	280 cbm
Ceiling height	2.5 m

**CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of levels	3
Number of balcony	1
Location floor	1st floor
Costs	CHF 480.-/month

**ANNEXES**

- Private cellar
- Garage-car box
- Shared laundry room with washer and dryer
- Shared ski room

**DISTANCES**

Public transports	136 m
Primary school	9535 m
Stores	1392 m
Restaurants	462 m

**DISTRIBUTION**

- Entrance hall with wardrobe
- 2 bedrooms
- Shower room with shower, toilet and washbasin
- Bathroom with bath, toilet and washbasin
- Kitchen opening onto dining area and spacious living room
- Access to a large terrace-balcony / South and west facing

**INFORMATION**

Number of floors above ground	2
Year of construction	2016
Number of flats	9
Basements	1
Heating installation	Floor, Stove
Domestic water heating system	Heat pump
Heating system	Heat pump

**NEIGHBOURHOOD**

- Green
- Mountains
- Shopping street
- Bus stop
- Nursery
- Preschool
- Primary school
- Ski resort
- Ski lift
- Hiking trails
- Soccer pitch
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Box
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Open kitchen
- Cellar
- Ski storage
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Optic fiber
- Interphone

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**FINANCIAL DATA**

<b>Price</b>	CHF 760'000.-
<b>Box price ①</b>	CHF 20'000.-
<b>Total price</b>	<b>CHF 780'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	PPE

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## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- Good
- All day

## **VIEW**

- Nice view
- Clear
- Far view
- Unobstructed
- Mountains

## **STYLE**

- Modern















