

# CRANS-MONTANA



Family apartment in chalet with spacious  
Garden – Briesses

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**CHF 1'500'000.-**

Parking place(s) included



5.5



4

n° ref. **OIKOS**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausane

**Benjamin Lamers**

+41 21 781 01 34

benjamin.lamers@swsir.ch



## SITUATION AND DESCRIPTION

### Exclusive Listing – Steiger & Cie | Sotheby's International Realty Crans-Montana

Located in Crans-Montana, this spacious garden-level apartment of 187 m<sup>2</sup> with one landscaped flat garden of 633 m<sup>2</sup> offers a rare opportunity. Perfect for a family seeking space, comfort, and nature while enjoying all the amenities of the resort, this property combines Alpine charm with proximity of services.

The layout is as follows:

- 1 vast living area of approximately 90 m<sup>2</sup> facing due south, opening onto the garden with fully equipped kitchen, dining area, and wood-burning stove
- 4 spacious double bedrooms
- 1 bathroom
- 1 shower room
- 1 functional pantry

- 1 cellar
- 1 large landscaped flat garden of 633 m<sup>2</sup>
- 3 closed garage boxes

An exceptional opportunity for a family real estate investment in a good location in Crans-Montana.

Saleable as secondary home and to foreigners.

## **SURFACES**

Weighted Surface	~ 398 m <sup>2</sup>
Surface of parcel	~ 633.5 m <sup>2</sup>
Surface ground floor	~ 187 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Location floor	Garden floor

## **DISTANCES**

Public transports	31 m
Primary school	1703 m
Stores	1442 m
Restaurants	1159 m

## INFORMATION

Number of floors above ground	1
Year of construction	1960
Year of restoration	1992
Heating system	Electricity, Wood

## PROXIMITY

- Villa area
- Mountains
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink

## OUTSIDE CONVENIENCES

- Garden
- Box
- Barbecue

## INSIDE CONVENIENCES

- Open kitchen
- Swedish stove

## CONDITION

- To be renovated

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view

## FINANCIAL DATA

### Price

CHF 1'500'000.-

### Availability

immediately

### Judicial form

PPE

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A large room with wooden beams, a couch, a table and chairs



A wooden table and chairs in a room



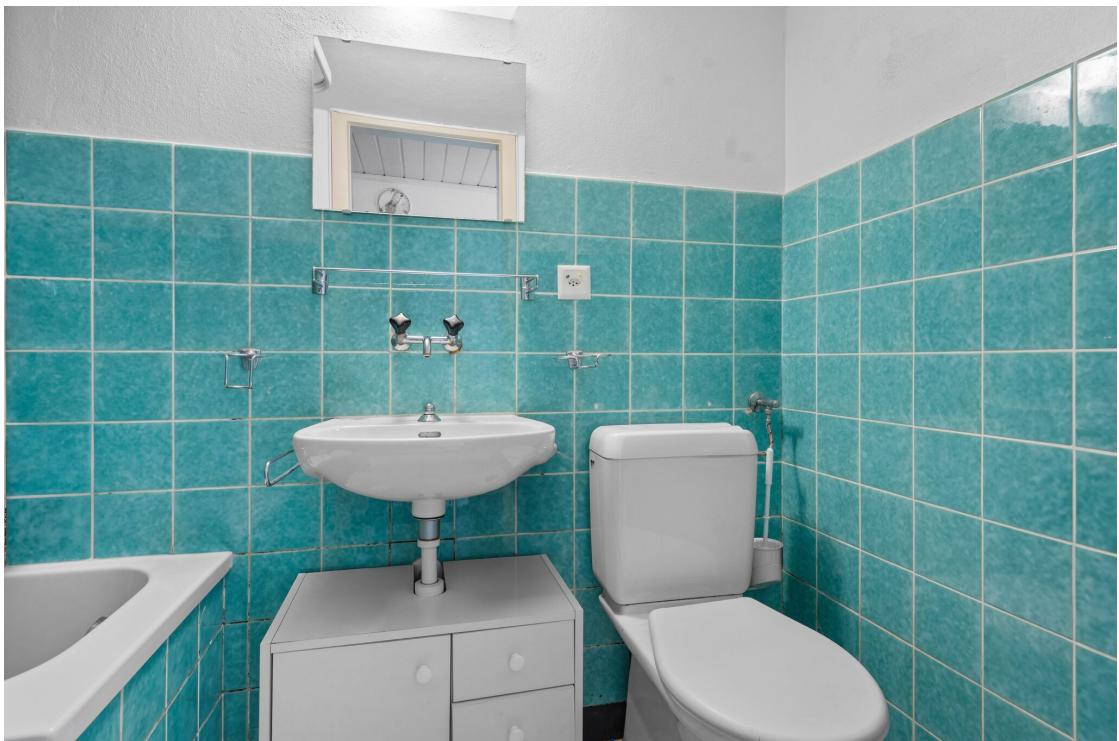
A large open great room with a dining table and chairs and a living room and kitchen in the background



A bedroom in a white house with a large window and door



A child's bedroom with a white bed and a pink bedsheets



A small bathroom with blue tiles on the walls and a white sink



A white bathroom with a washing machine and a sink