

# SAVIÈSE

Le Belvédère - 4.5-room penthouse with  
exceptional view

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**CHF 2'150'000.-**

Price of parking place(s) in addition



4.5



163.5 m<sup>2</sup>

n° ref. **043407.LR**



**Switzerland | Sotheby's International Realty**  
Avenue de la Gare 46B, 1920 Martigny

**Dylan Taccoz**  
+41 78 668 91 69  
dylan.taccoz@swsir.ch



## SITUATION AND DESCRIPTION

Perched in Drône, in the heart of the sought-after commune of Savièse, this **4.5-room penthouse** embodies elegance, comfort and the art of high-altitude living.

As soon as you take your first steps, you're struck by the **natural light** that bathes the premises thanks to a **south-facing exposure**, offering generous sunshine from morning to evening.

The living space revolves around **three bedrooms**, including a **sumptuous master suite**. Its **island bath**, facing the plain, invites relaxation in an intimate setting with a **spectacular view** that literally takes your breath away.

Outside, the dream continues: a **180 m<sup>2</sup> wooden terrace**. Imagine yourself, cup in hand, surrounded by loved ones, **enjoying the last rays of sunshine around**

**a crackling fire**, after spending the day in your **private outdoor pool**.

A rare luxury, a suspended moment out of time.

The property also combines **energy efficiency and sustainability**, thanks to a **modern heat pump**, guaranteeing eco-friendly comfort all year round.

**SURFACES**

Living area	163.5 m <sup>2</sup>
Weighted Surface	233 m <sup>2</sup>
Terrace surface	180 m <sup>2</sup>
Surface ground floor	163.5 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Location floor	2nd floor

**DISTANCES**

Station	3564 m
Public transports	172 m
Freeway	3106 m
Nursery school	489 m
Primary school	2435 m
Secondary school	925 m
Secondary II school	3823 m
College / University	3559 m
Stores	1244 m
Cable car	8688 m
Airport	4500 m
Post office	1254 m
Bank	1208 m
Hospital	3330 m
Restaurants	1100 m
Park / Green space	515 m

**DISTRIBUTION****Ground floor**

These apartments feature private entrances via the elevator or via the shared stairwell through the carport.

An enclosed carport is fitted on the first floor for the attic to add a convenient touch to this prestigious residence.

**2nd floor**

Private access via elevator or stairwell

- Entrance hall with large walk-in closet
- Large 57m<sup>2</sup> living/dining room
- Access to 120m<sup>2</sup> partially covered terrace exposed 360° with dining area and private infinity pool (optional)
- 22m<sup>2</sup> master suite including en-suite bathroom
- 2 bedrooms of 11m<sup>2</sup> and 16m<sup>2</sup>
- Bathroom with laundry column

**Basement**

The attic features **2 parking spaces** in a **private closed box and two covered parking spaces**, located directly in the residence's garage. A rare comfort that guarantees **security, discretion and practicality on a daily basis**, in perfect continuity with the property's standing.



## CONSTRUCTION

This attic is part of an exclusive **promotion of three apartments**, built in **traditional method**, in strict **respect of the rules of the art**. Each stage of the construction process is carried out with care by qualified local craftsmen, using **durable materials** and **proven techniques** to ensure comfort, quality and longevity. A construction designed to stand the test of time with elegance and solidity.

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Park
- Mountains
- Fog-free
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Hiking trails
- Concert hall
- Religious monuments
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s

- Visitor parking space(s)
- Swimming pool
- From road
- Built on a sloping hillside

**INSIDE CONVENIENCES**

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

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Kitchen
- Kitchen island
- Cooker/stove

**FINANCIAL DATA**

<b>Price</b>	CHF 2'150'000.-
<b>Price park. int. ②</b>	CHF 36'000.-
<b>Box price ②</b>	CHF 70'000.-
<b>Total price</b>	<b>CHF 2'256'000.-</b>
<b>Availability</b>	To be discussed

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# Switzerland

# Sotheby's

INTERNATIONAL REALTY

- Ceramic glass cooktop
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Wine cooler
- American Fridge
- Built-in coffee machine
- Gas stove
- Connections for washing tower
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Electric car terminal
- Code door
- Videophone
- Outdoor lighting
- Home automation
- Water supply
- Power supply
- Shell construction
- full finishing

## FLOOR

- At your discretion
- Steep

## CONDITION

- New
- To build

## ORIENTATION

- South

- East
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- With an open outlook
- Forest
- Mountains
- Alps

## STYLE

- Modern





















