

# LES MARÉCOTTES



Guest house in the heart of Les Marécottes -  
Rare opportunity

**CHF 1'650'000.-**

Parking place(s) included



12.5



9



~461 m<sup>2</sup>

n° ref. **046208**



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## SITUATION AND DESCRIPTION

Ideally located in the center of the village of Les Marécottes, in the commune of Salvan, Les Rochers guest house enjoys a quiet, sunny and particularly sought-after location. It is in the immediate vicinity of public transport, shops and the region's main tourist facilities.

This characterful building, dating from the early 20th century and carefully renovated in 2003 and 2008, offers around 461 m<sup>2</sup> of living space. It includes 9 bedrooms, 7 bathrooms and generous communal areas, designed to welcome and comfort guests. The majority of rooms have en suite bathrooms and balconies, with beautiful views of the alpine environment. A covered outdoor terrace also allows guests to take full advantage of fine weather.

The establishment is perfectly equipped for immediate operation:

- Professional stainless steel kitchen (value approx. CHF 200'000.-)
- Spacious dining room with video installation, beamer and sound system
- Third floor offering the possibility of fitting out an apartment for the owner or retaining 3 guest rooms
- Fitted-out attic
- Underfloor heating
- Solar production
- Laundry room

The whole is perfectly suited to a tourist reception activity or a turnkey accommodation project. At walking distance are the train station, ski resort, alpine zoo, rock pool, playground and numerous hiking trails. The resort is a partner of the Magic Pass, further enhancing the site's tourist appeal.

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## SURFACES

Living area	~ 461 m <sup>2</sup>
Weighted Surface	~ 497 m <sup>2</sup>
Surface of parcel	~ 122 m <sup>2</sup>
Balcony Surface	~ 72 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	12.5
Number of bedrooms	9
Number of bathrooms	7
Number of balcony	8
Number of terraces	1

## DISTANCES

Public transports	90 m
Primary school	3249 m
Stores	473 m
Restaurants	408 m

## DISTRIBUTION

### Lower ground floor

- Entrance checkroom with shelving
- Corridor and staircase with built-in cupboard
- Office area and laundry room with washing machine, dryer and mangle
- Economator
- Technical room
- Ski room
- Covered terrace

### Ground floor

- Professional stainless steel kitchen (value approx. CHF 200,000.-)
- Spacious dining room with video installation, beamer and sound system, with possibility of independent access from this floor and access to a balcony
- Save room
- Visitors' WC

### 1st floor

- Quadruple room with bathroom (shower) and access to a balcony
- Quadruple room with bathroom (shower) and access to a balcony
- Quadruple room with bathroom (bath)
- Independent balcony between floors

### 2nd floor

- Quadruple room with bathroom (shower) and access to a balcony
- Quadruple room with bathroom (shower) and access to a balcony
- Quadruple room with bathroom (bath)
- Independent balcony between floors

### 3rd floor

- 3 dormitory rooms (sleeps 6 to 8)
- Bathroom equipped with 2 WCs, 2 showers and 3 sinks

Possibility of converting an apartment for the owner or keeping 3 additional rooms.

### Under the roof

- Attic space with potential for further development



## LOCATION

Les Marécottes, located at an altitude of around 1,100 m, offers an authentic alpine lifestyle in the heart of the Trient Valley. The region captivates with its unspoilt natural environment, plenty of sunshine and the diversity of its activities, summer and winter alike.

## ACCESS

The locality benefits from excellent accessibility, both by road and by public transport, thanks to the Martigny-Châtelard / Mont-Blanc Express railway line, quickly linking Martigny, the Rhône Valley and the Chamonix region.

Rare property on the market, ideal for immediate exploitation or for a high-potential tourism project, in a popular and booming destination.

## CONSTRUCTION

### Masonry:

- Reinforced concrete foundations
- Façade walls in natural stone hourdried with cement mortar
- Floating screed with insulation and underfloor heating
- Fir timber frame with vapour barrier vapour barrier and thermal insulation
- Ceiling lining on all floors
- Ereternit sheet roofing
- Copper and PVC tinsmithing
- Interior partition walls in plasterboard (Rigips type) with sound insulation

### Second work :

- PVC windows with insulating double glazing
- Beech interior doors
- PVC landing doors with insulating and security double glazing

Aluminum shutters  
Metal and brick balustrades

**Heating:**

Oil-fired central heating  
Automatic regulation  
Distribution via underfloor heating on all floors, supplemented by 2 steel radiators  
General hot water production via 1,000 l boiler  
4,500 l oil tank

**Electrical installations:**

Electrical entry box  
RJ45 patch panel for internet network  
Main switchboard located in ski room  
Each room has its own circuit breaker  
Complete distribution in all rooms: switches, light fittings, sockets, chandeliers and motion detectors

**Sanitary installations:**

Distribution manifold with pressure reducer  
Hot and cold water distribution throughout the facility  
PVC drains connected to the public sewer  
Fire hose installation

**Finishings:**

Interior and exterior rendering

**DESCRIPTIVE OF CONSTRUCTION PER ROOM****LOWER LEVEL:****Ski room**

Independent entrance from outside  
Rough floor with grate  
Installation of main electrical panel  
Installation of RJ45 patch panel  
Lighting with motion detector

**Entrance hall**

Tiled floor. non-slip  
Roughcast walls  
Floor heating  
Washed slatted ceiling  
High-temperature radiator as back-up (clothes drying)  
Halogen lighting with motion detector  
35 multi-ply shoe racks with phenolic resin on both sides

2 beech benches natural

**Buanderie / office**

Floor in non-slip tiles  
Walls in roughcast  
Ceiling in bleached slats  
Floor heating underfloor heating  
Halogen lighting with motion detector  
Armoire in natural beech

**Economat**

Floor in non-slip tiles  
Walls in plastered  
Washed slatted ceiling  
Underfloor heating

**Local heating**

1,000 l combined solar/oil boiler  
Compact oil-fired central heating unit (48 kW)  
3 plastic tanks with 100% holding tank - 4,500 l  
Lighting with motion detector  
Fire door.door

**Terrace**

Partially sheltered  
Metal balustrade

**Corridor**

Tiled floor non-slip  
Roughcast walls  
Floor heating  
Natural beech cabinet  
Granite staircase

**ENTRE-FLOOR WC**

Hanging WC  
Automatic ventilation  
Washbasin  
High-temperature radiator

**UPPER FLOOR****Kitchen-laboratory**

Floor in non-slip tiles  
Walls in earthenware up to ceiling  
Ceiling in Rigips fireproof panels fireproof  
Halogen ceiling lighting

Underfloor heating  
Stainless steel 4-burner cast-iron cooker  
Stainless steel GN2/1 oven  
Stainless steel ventilation hood with lighting  
Stainless steel fryer  
Microwave  
Stainless steel 3-buffet Gastro-Norm refrigerator  
Professional stainless steel dishwasher  
2 stainless steel cookware sets, 1 with shower  
Stainless steel cupboards and sideboards  
Stainless steel dustbin  
Trolley with stainless steel worktop  
Store closure

**Refectory**

Tiled floor  
Roughcast walls  
Ceiling in bleached slats  
Floor heating  
Stereo system on ceiling  
Video system with projector  
Karaoke system  
Halogen lighting with dimmer switch

**Dining area**

Stereo system on ceiling  
Video system with projector  
Karaoke system  
Halogen lighting with dimmer switch

**Guardingdining**

Radio / TV stereo installation  
Underfloor heating  
Washed slatted ceiling  
Large Liebherr fridge  
Large Liebherr freezer

**Balcony**

Partially sheltered  
Metal balustrade

**1ST FLOOR****Bedroom 1 - sleeps 4**

Tiled floor  
Plastered walls  
Washed slatted ceiling

Washed slatted ceiling  
Chamber 1 - sleeps 4  
Tiled floor  
Plastered walls  
Washed slatted ceiling bleached  
Floor heating  
Halogen ceiling lighting  
Individual reading lamps  
6-compartment wardrobe in natural beech  
Wall table in multi-panel panels

**Bathroom 1**

Tiled floor  
Tiled walls to ceiling  
Plastered ceiling  
Bathtub  
WC  
Washbasin  
220 V sockets, TV, radio, RJ45

**Bedroom 2 - sleeps 4**

Tiled floor  
Plastered walls  
Washed slatted ceiling  
Floor heating  
Halogen ceiling lighting  
Individual reading lamps  
6-compartment natural beech wardrobe  
Multiple paneled wall table  
220 V sockets, TV, radio, RJ45  
Partially sheltered balcony

**Bathroom 2**

Tiled floor  
Tiled walls to ceiling  
Plastered ceiling  
Shower  
WC  
Lavabo

**Bedroom 3 - sleeps 4**

Tiled floor. tiled  
Roughcast walls  
Washed slatted ceiling  
Floor heating  
Halogen ceiling lighting

Individual reading lamps  
6-compartment natural beech wardrobe  
Multi-plyboard wall table  
220 V sockets, TV, radio, RJ45  
Partially sheltered balcony

**Bathroom 3**

Tiled floor  
Tiled walls to ceiling  
Roughcast ceiling plastered  
Shower  
WC  
Washbasin  
Partially sheltered balcony

**2ND FLOOR****Room 4 - sleeps 4**

Floor Tiled  
Roughcast walls  
Washed slatted ceiling  
Floor heating  
Halogen ceiling lighting  
Individual reading lamps  
6-compartment wardrobe in natural beech  
Wall table in multi-ply panels

**Bathroom 4**

Socket 220V, TV, Radio, RJ45  
Tiled floor  
Tiled wall to ceiling  
Plastered ceiling  
Bathtub  
WC  
Washbasin

**Room 5 - Sleeps 4**

Tiled floor  
Plastered wall  
Washed slatted ceiling  
Underfloor heating  
Halogen ceiling lights  
Independent accent lights on each bed  
6-compartment wardrobe in natural beech  
Wall table in multi-ply panels  
220V socket, TV, Radio, RJ45

Partly sheltered balcony

**Bathroom 5**

Tiled floor  
Tiled wall to ceiling  
Plastered ceiling  
Shower  
WC  
Washbasin

**Bedroom 6 - Sleeps 4**

Tiled floor  
Plastered wall  
Washed slatted ceiling  
Underfloor heating  
Halogen ceiling lights  
Independent accent lights on each bed  
6-compartment wardrobe in natural beech  
Wall table in multi-ply panels  
220V socket, TV, Radio, RJ45  
Partially sheltered balcony

**Bathroom 6**

Tiled floor  
Tiled wall to ceiling  
Plastered ceiling  
Shower  
WC  
Washbasin  
Partially sheltered balcony

**3RD FLOOR - Apartment****Room 7 - Sleeps 6**

Tiled floor  
Roughcast wall  
Washed slatted ceiling  
Underfloor heating  
Halogen ceiling lights  
Independent accent lights on each bed  
6-compartment wardrobe in natural beech  
Wall table in multi-ply panels

**Room 8 - sleeps 6**

Tiled floor  
Roughcast walls  
Washed slatted ceiling

Underfloor heating  
Halogen ceiling lighting  
Individual reading lamps  
6-compartment wardrobe in natural beech  
Wall table in plywood  
220 V sockets, TV, radio, RJ45

**Room 9 - sleeps 6 to 8**

Tiled floor  
Roughcast walls  
Washed slatted ceiling  
Floor heating Underfloor heating  
Halogen ceiling lighting  
Individual reading lamps  
6-compartment wardrobe in natural beech  
Wall table in plywood  
220 V sockets, TV, radio, RJ45

**Bathroom (first floor)**

Tiled floor  
Tiled walls to ceiling  
Plastered ceiling  
2 showers  
2 WCs  
3 washbasins

*Galetas (attic) - layout potential*

**Room 10 - sleeps 6**

Floor in marine panels  
Walls in marine panels  
Ceiling in bleached slats  
Sockets 220 V, TV, radio, RJ45  
2 Velux windows

**Fire safety: Installation compliant with current standards, including:**

Fire extinguishers  
Fire hose  
Emergency ladder  
Emergency lighting

**INFORMATION**

Number of floors	5
Year of construction	1919
Year of restoration	2008
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**NEIGHBOURHOOD**

- Village
- Green
- Park
- Mountains
- Fog-free
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- Public swimming pool
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Museum
- Concert hall
- Religious monuments
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Fence
- Storeroom
- Public parking

**INSIDE CONVENIENCES**

- Without elevator
- Eat-in-kitchen
- Guests lavatory
- Pantry
- Cellar
- Ski storage
- Storeroom
- Furnished
- Heating Access
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath

**FINANCIAL DATA****Price****CHF 1'650'000.-****Availability**

To be discussed

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- Shower
- Phone
- Cable/TV
- WiFi
- Internet connection

### **FLOOR**

- Tiles

### **CONDITION**

- Good

### **EXPOSURE**

- Favourable

### **VIEW**

- Nice view
- Clear
- Unobstructed
- Valley view
- Panoramic
- Rural
- Forest
- Mountains
- Alps

















