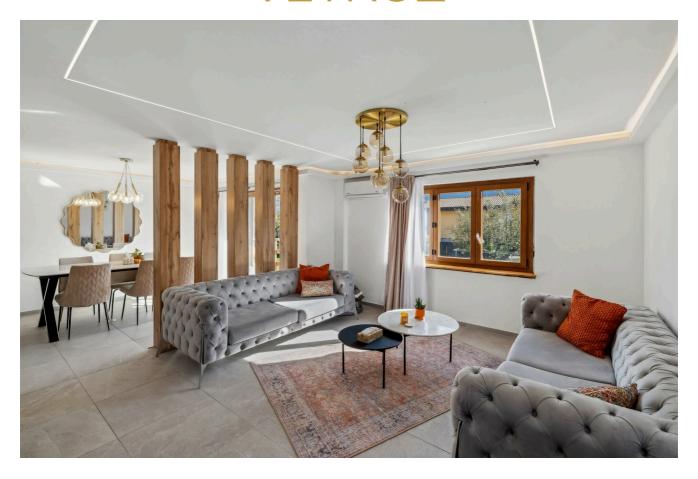
### VÉTROZ



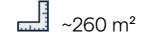
Two twin villas 50 meters from the elementary school!

### CHF 1'790'000.-

Parking place(s) included







n° ref. **041072** 



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#### SITUATION AND DESCRIPTION

### NE EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

The commune of Vétroz is ideally located in central Valais thanks to its proximity to the towns of Sion and Martigny, but also to the surrounding mountain resorts. Vétroz is at the starting point of many hiking trails, whether along the magnificent vineyards on the right bank, or along the Rhône on the opposite bank.

The houses are located 50 meters from the elementary school, in a quiet, comfortable 30 km/h zone neighborhood of villas. Their location at the end of the village means you can quickly reach the freeway via the gîtes, or access all the village's amenities along the central canal.

The two twin villas are on different plots and are totally independent. They feature a large garden that still

offers great potential for extension or new construction. All the main rooms of the houses face south, offering beautiful views and no vis-à-vis. Spaces are bathed in natural light thanks to bay windows, offering beautiful views of the surrounding mountains.

#### **Villa East:**

Renovated in 2018, it offers a beautiful terrace as well as a generous garden, It features a kitchen connected to the living room as well as 3 bedrooms with balcony and a large basement.

#### Villa West:

Renovated in 2022 with trendy materials, it offers a beautiful kitchen open to the living room. It also has 3 bedrooms and 2 shower rooms. Its large garden features a Jacuzzi and a large covered pavilion, very

pleasant during the warm season.

The 1982 construction is sound and of good quality. It is possible to join the two villas to make one large one. The two villas are sold together. The large spaces are bathed in natural light thanks to the bay windows, offering spectacular views of the surrounding mountains from the various living areas and bedrooms.

The villas offer several outdoor parking spaces as well as two large basements.

#### **SURFACES**

#### **CARACTERISTICS**

Number of flats 2 Number of rooms 8.5 Number of bedrooms 6 Number of bathrooms 4 Year of construction 1982 Year of restoration 2022 Heating system Fuel oil, Gas, Wood Domestic water heating system Fuel oil, Gas Heating installation Radiator, Floor Second home Authorized Outside parking place/s 6 included Zone résidentielle Construction zone 0.3 Parking places Yes, obligatory

#### **DISTANCES**

Public transports 599 m
Primary school 50 m
Stores 541 m
Restaurants 446 m

#### **DISTRIBUTION**

#### **Ground floor**

- 2 living rooms with kitchens and dining rooms
- 2 shower rooms
- 2 terraces
- · Large garden with pavilion and Jacuzzi
- Parking spaces

#### 1st floor

- 6 bedrooms
- 2 shower rooms
- 2 balconies

#### **Basement**

• Two large basements

#### **NEIGHBOURHOOD**

- Village
- Villa area
- Mountains
- Residential area
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Horse riding area
- Hiking trails
- Bike trail
- Concert hall
- Religious monuments
- Hospital / Clinic

#### **OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Gardenhouse
- Parking
- Jacuzzi
- Built on even grounds

#### **INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Carnotzet
- Craft room
- Partially furnished
- Built-in closet
- Swedish stove
- Double glazing
- Triple glazing
- With front and rear view
- With character

#### **EQUIPMENT**

- Fitted kitchen
- Connections for washing tower
- Shower
- Bath
- Phone
- Internet connection
- Central vacuum

#### **FLOOR**

- Tiles
- Parquet floor

#### CONDITION

Good

#### **ORIENTATION**

South

#### FINANCIAL DATA

Price Availability CHF 1'790'000.-

To be discussed

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#### **EXPOSURE**

- Optimal
- All day

#### **VIEW**

- Nice view
- Clear
- Garden
- Mountains

#### **STYLE**

- Classic
- Modern

























