

VÉTROZ



Two twin villas 50 meters from the elementary school!

CHF 1'790'000.-

Parking place(s) included



8.5



6



~260 m²

n° ref. **041072**



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

Mathieu Revaz
+41 78 948 08 11
mathieu.revaz@swsir.ch

Switzerland

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SITUATION AND DESCRIPTION

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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

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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

Living area	~ 260 m ²
Weighted Surface	~ 280 m ²
Surface of parcel	~ 1208 m ²
Balcony Surface	~ 6 m ²
Terrace surface	~ 50 m ²

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
Construction zone	Zone résidentielle 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**

CHF 1'790'000.-

Availability

To be discussed

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Garden
- Mountains

STYLE

- Classic
- Modern













