

# FULLY



Rare! Luxury villa with separate apartment and  
breathtaking view

## Price upon request

Parking place(s) included



10



8



~324 m<sup>2</sup>

n° ref.

**5895801\_10907**



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## SITUATION AND DESCRIPTION

An exceptional property, nestled on the hillside in the heart of the vineyards, just a few minutes from the center of Fully, this 524 m<sup>2</sup> residence offers a rare living environment, blending elegance, privacy and nature, close to all amenities.

A true haven of peace, it overlooks a breathtaking 180-degree panorama of the mountains and Rhone plain.

Ideal for large multigenerational families; investors or anyone wishing to take advantage of an attractive rental yield with its independent 4.5-room apartment, and 5.5-room villa, this property offers unique flexibility and numerous advantages for any independent activity or office.

With two independent entrances, the design of this property has been studied to allow the unification of the two dwellings as required.

The ground-level apartment offers a multitude of possible uses with its 3 bedrooms, vast living room, office and two shower rooms, garden and parking spaces.

The villa, enjoying spacious volumes under the ceiling, offers an exceptional living environment with its 4 bedrooms, games room/home cinema, superb wine cellar and vast south-facing terrace with breathtaking views and outdoor Jacuzzi. The latter is completed by a vast entrance hall that could potentially distribute the independent apartment, a laundry room as well as a double garage and several parking spaces.

On either side, the living spaces, bathed in light, extend outside with large picture windows offering panoramic views of the surrounding landscapes and vineyards. Its volume of over 2000m<sup>3</sup> is sure to satisfy

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even the most discerning buyer.

A rare opportunity, a must-see!

**SURFACES**

Living area	~ 324 m <sup>2</sup>
Weighted Surface	~ 483 m <sup>2</sup>
Surface of parcel	~ 1129 m <sup>2</sup>
Terrace surface	~ 251 m <sup>2</sup>
Total surface	~ 524 m <sup>2</sup>
Volume	~ 2000 cbm

**CARACTERISTICS**

Number of rooms	10
Number of bedrooms	8
Number of bathrooms	5
Number of toilets	5
Number of terraces	3
Year of construction	2020
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	7 included
Construction zone	Zone faible densité - zone à aménager
Parking places	Yes, obligatory

**ANNEXES**

- 2 parking spaces in garage
- 3 covered parking spaces
- 7 outdoor parking spaces

**DISTANCES**

Public transports	180 m
Primary school	1000 m
Stores	1500 m
Restaurants	500 m

**DISTRIBUTION****Lower ground floor**

- Large entrance hall (possible junction with independent apartment)
- Double garage

- Technical room
- Home cinema/games room with kitchen
- Wine cellar
- WC

**Ground floor**

- Entrance hall clearing
- Living room with open kitchen
- Dining area
- Economator
- Laundry room
- 4 bedrooms, one with mezzanine
- Shower room

**Garden floor****2nd apartment**

- Hall
  - Living room with open kitchen
  - Dining area
  - 2 bedrooms
  - Parent suite with private ea room
  - Office
  - Bathroom
- Reduced



## LOCATION

This magnificent property, nestled in the heart of the vineyards in an idyllic setting just a few steps from the center of Fully, offers breathtaking views!

Aligning tranquility and immediate proximity to all amenities, this home is located just minutes from schools, from nursery to secondary II, all shops as well as motorway access and bus stops. Children will also find plenty to do in the garden and in the nearby playground.

As well as the nearby sports center and spa "les Bains de Saillon", sports and nature enthusiasts will appreciate the many hiking and biking trails that surround the property.

**NEIGHBOURHOOD**

- Villa area
- Green
- Mountains
- Vineyard
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Tennis centre
- Hiking trails
- Thermal center

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Annex
- Covered parking space(s)
- Garage
- Jacuzzi
- Barbecue-chimney

**INSIDE CONVENIENCES**

- Open kitchen
- Dressing
- Pantry
- Wintergarden
- Cellar
- Wine cellar
- Carnotzet

- Jacuzzi
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Connections for washing tower
- Shower
- Bath
- Central vacuum

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Unobstructed

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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Stay



Stay



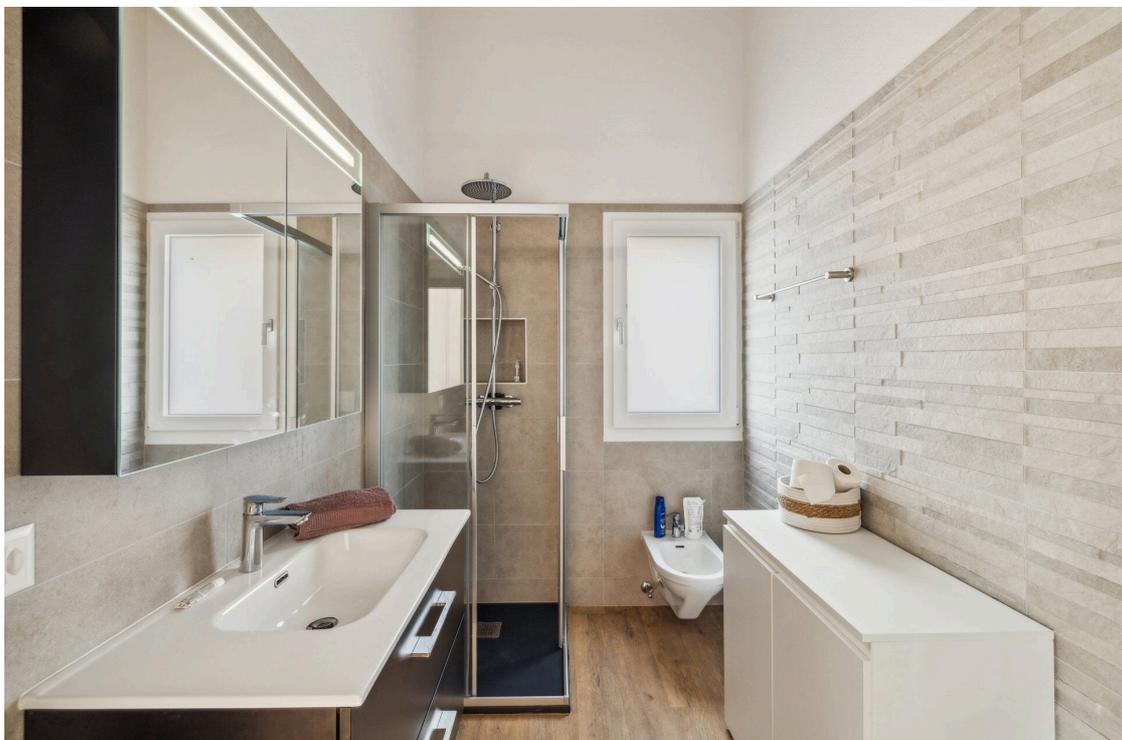
Garden with mountain views



Jacuzzi and terrace with breathtaking views of the Rhone plain and mountains



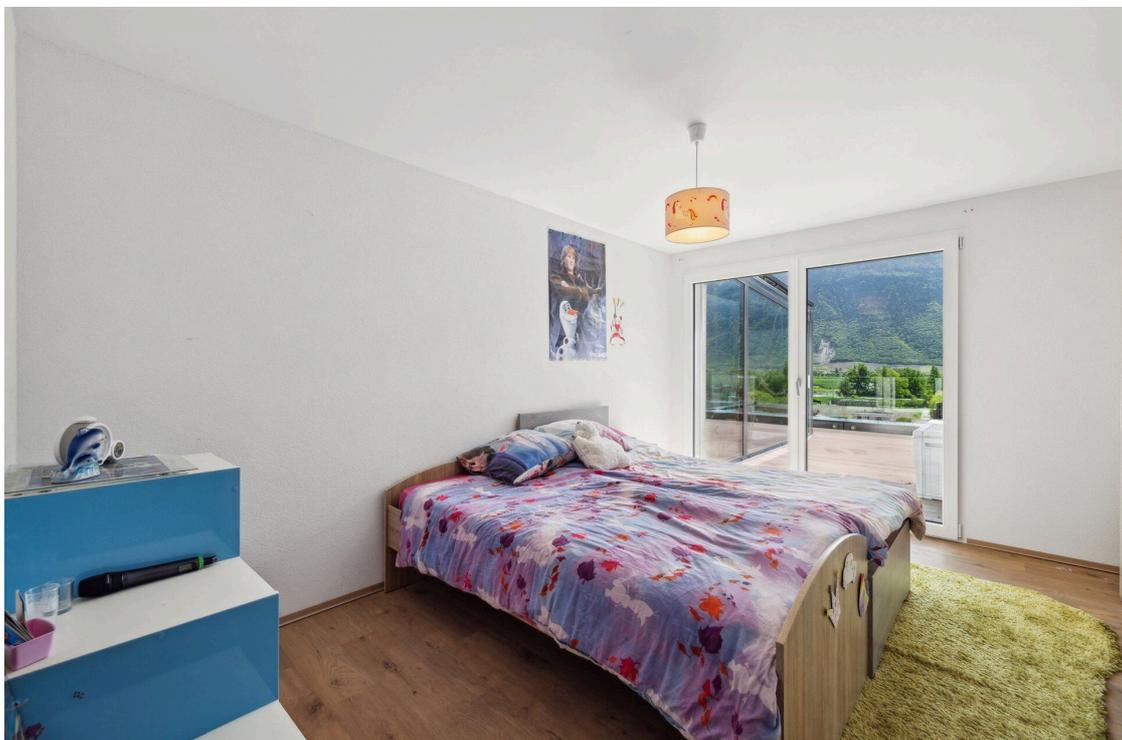
Master suite



Shower room, master suite



Bedroom



Bedroom



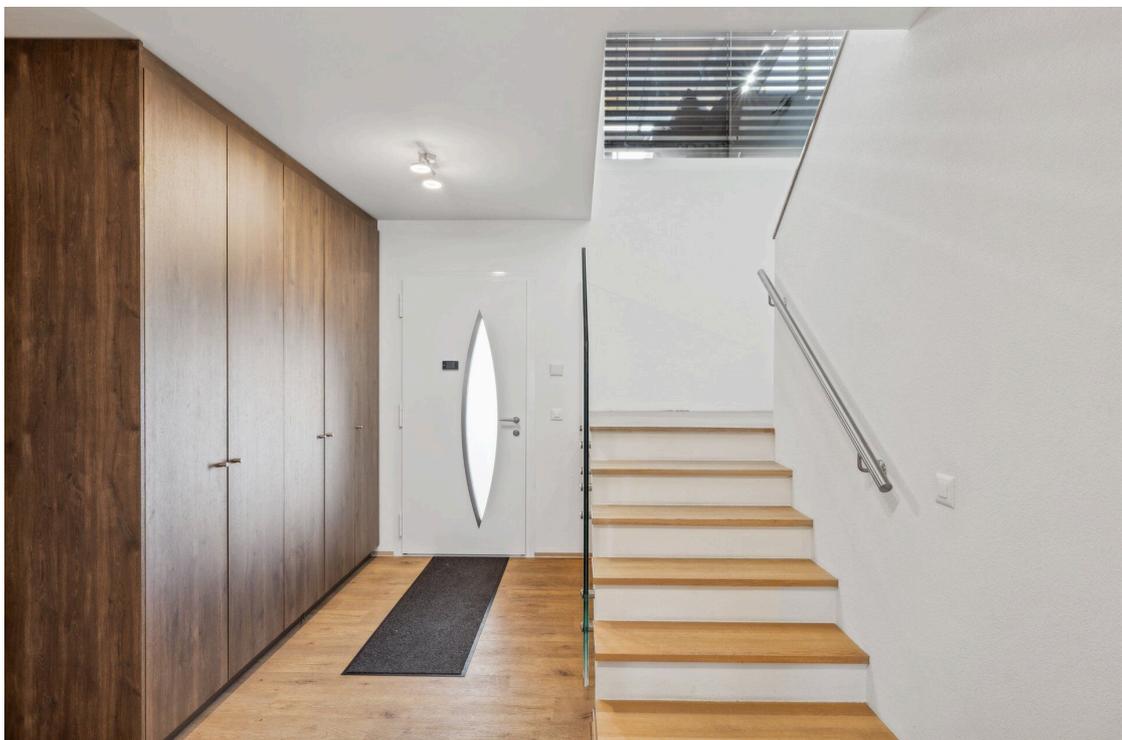
Office



Playroom - Mezzanine



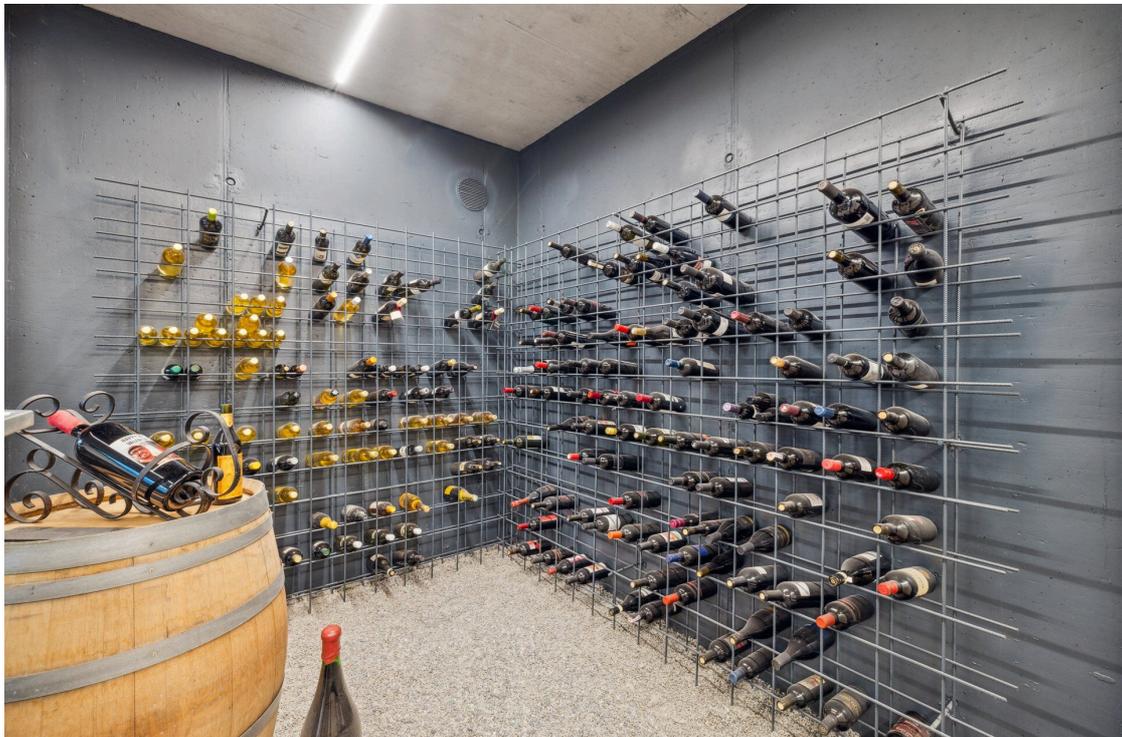
Bathroom



Entrance hall



Home cinema



Wine cellar



Terrace - Outdoor play area, accessible from bedrooms



Overview



Apartment - Entrance & Living room



Apartment - Kitchen



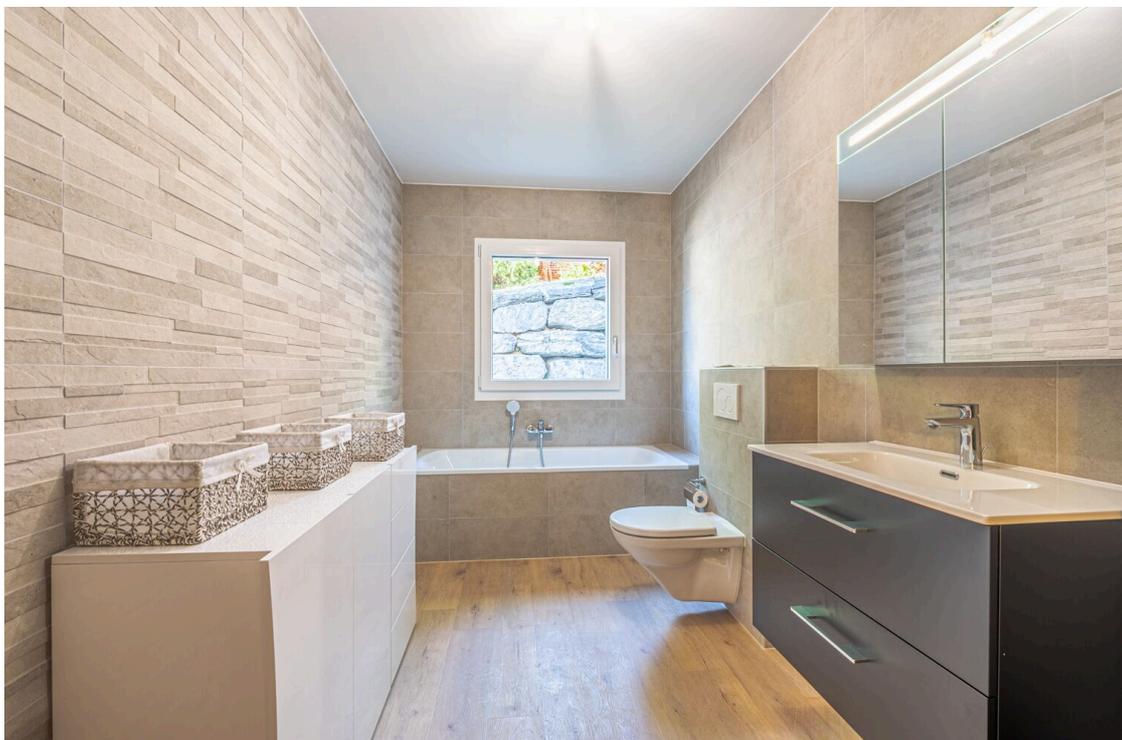
Apartment - Master suite



Apartment - Master suite shower room



Apartment - Bedroom and sleeping area



Apartment - Bathroom



Apartment - Garden



Apartment - Garden