

MASSONGEX



Magnificent estate in the heart of nature

CHF 1'750'000.-



8.5



6



~367 m²

n° ref. **039605D**

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SITUATION AND DESCRIPTION

Discover this magnificent estate on the heights of Massongex, surrounded by forest and offering breathtaking views over the Rhone plain.

A real paradise for nature lovers, yet close to all the amenities of the plain. The fact that it's not in a building zone offers you a unique and peaceful living environment.

The main house, with a total surface area of around 400 m², was built between 2023 and 2024 and is currently being completed on a plot of over 2,800 m². It boasts generous space and meticulous finishing.

On the garden level, two independent areas, linked by a corridor, offer a wealth of design possibilities, from a large games room and storage space combined with the utility room, to bedrooms or home office space.

The upper first floor welcomes you with a living space featuring a large living room with exposed beams (with its famous cathedral shape), adding an authentic, natural touch to the dwelling. The living room features a fireplace and opens onto a vast terrace (with its unobstructed view over the plain), ideal for enjoying fine weather.

The modern, functional open-plan kitchen gives access to a second terrace, allowing you to enjoy outdoor meals in an idyllic setting. A large hallway is available for storage or even an open-plan office.

The night area, located on the same level, includes two master suites with dressing rooms and walk-in shower rooms, one of which is also sumptuous with an integrated bathtub. From here, you can enjoy views of the surrounding countryside.

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On the top floor, another magnificent master suite with separate dressing room and en-suite shower room (Italian shower) offers even greater comfort and privacy, complemented by a private terrace.

There is also the possibility of acquiring a second 2.5-room dwelling on the same estate, for an additional CHF 500,000. This duplex offers approx. 66 m² of living space.

This estate is a unique opportunity for those seeking a haven of peace combining modern comfort with natural charm.

Don't miss this chance to live in an exceptional setting, where every day feels like a vacation.

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SURFACES

Living area	~ 367 m ²
Surface of parcel	~ 3110 m ²
Underground surface	~ 167 m ²
Total surface	~ 400 m ²

CARACTERISTICS

Number of floors	2
Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	4
Number of terraces	2
Year of construction	2024
Second home	Non authorized
Construction zone	Zone agricole II (61)
Basement	1
Parking places	Yes, obligatory

ANNEXES

- Large, separate machine room
- Outdoor parking spaces
- Attic
- Mazot

DISTANCES

Station	1542 m
Public transports	109 m
Freeway	2139 m
Primary school	3848 m
Secondary school	3841 m
Stores	1659 m
Post office	1560 m
Bank	1541 m
Restaurants	988 m

DISTRIBUTION**Garden floor**

- Main entrance
- 28 m² hallway or multi-purpose room
- First floor access

- Bedroom or study
- Corridor
- Utility room with washbasin/wc
- Office or bedroom (room equipped with overhead sockets)
- Multi-purpose room over 80 m²

Upper ground floor

- 31 m² open kitchen with access to covered terrace (16 m²)
- Spacious 73 m² living room with access to large terrace (24 m²)
- 43 m² master suite with walk-in shower and dressing room
- 37 m² master suite with shower/corner bath/wc and dressing room

1st floor

- Master suite (23 m²) with separate wc/shower and dressing room
- Private terrace
- Mezzanine off garden-level master suite



LOCATION

Just a few minutes from the plain, this estate is located in the heights of Massongex, near the road leading to the village of Daviaz.

This privileged location allows you to quickly reach the town's schools, banks, post office and restaurants, while enjoying the peace and quiet of your own home.

CONSTRUCTION

All the buildings are new.

Firstly, a barn has been completely refurbished, and then a second dwelling, built in 2024, has been added next door.

SPECIAL FEATURES

In the case of purchase of the main property, a second 2.5-room dwelling is also available for CHF 500,000.

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school
- Secondary school
- Tennis centre
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Storeroom
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Pantry
- Cellar
- Storeroom
- Workshop
- Recreationroom

- Fireplace connection
- Double glazing
- Bright/sunny
- Penthouse
- Mezzanine
- Exposed beams

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Connections for washing tower
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- New
- Renovated

ORIENTATION

- West

EXPOSURE

- Good
- All day

VIEW

- Clear
- Unobstructed
- Garden
- Forest

FINANCIAL DATA**Price****CHF 1'750'000.-****Availability**

To be discussed

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