

DAILLON



A haven of peace in an idyllic setting

CHF 830'000.-

Annexe included



4.5



~120 m²

n° ref. **043749**



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SITUATION AND DESCRIPTION

A corner of paradise with breathtaking views over the Rhône valley

Discover this charming property of **120 m² living space** (177 m² usable), nestled on a generous **parcel of 1'653 m²**, offering a peaceful, verdant and sunny living environment. Built in **1991** and meticulously renovated in **2007**, this house is a true haven of peace, ideal for escaping the summer heat while enjoying a **180° panorama of the Rhône valley**.

Accessible all year round very easily, it offers a **large flat garden**, a **poulailler**, as well as a **cabanon de bricolage equipped with water and electricity** - perfect for gardening or craft enthusiasts.

The house is sold **fully furnished**, with **all necessary tools**, including a **new snow blower, saw, drill**, etc. (full list available on request). A real turnkey asset for

immediate installation.

On the relaxation side, you'll enjoy a **large south-facing terrace**, a **BBBQ area and pizza oven** - ideal for entertaining family and friends in style.

The property also has **2 covered** and **2 outdoor** parking spaces. The icing on the cake: an advantageous **mortgage of CHF 525,000.-** is **to be taken over free of charge**, offering a great financial opportunity.

SURFACES

Living area	~ 120 m ²
Surface of parcel	~ 1653 m ²
Useful surface	~ 177 m ²

CHARACTERISTICS

Number of flats	1
Number of rooms	4.5
Number of bathrooms	2
Number of balcony	1
Year of construction	1991
Year of restoration	2007
Second home	Non authorized
Altitude	930 m
Basement	1
Annexe (Workshop)	included

DISTANCES

Station	4648 m
Public transports	138 m
Freeway	5152 m
Nursery school	2190 m
Primary school	2494 m
Secondary school	4349 m
Secondary II school	4349 m
College / University	4205 m
Stores	2459 m
Cable car	7950 m
Airport	4584 m
Post office	3470 m
Bank	3001 m
Hospital	6462 m
Restaurants	273 m
Park / Green space	977 m

DISTRIBUTION**Ground floor**

- Large living room with wood-burning stone stove, perfect for a cosy atmosphere
- Dining room open to the kitchen and creating a convivial living space over the entire ground floor

- Fully equipped kitchen
- Separate toilet
- Direct access to a spacious terrace of over 70 m² equipped with a barbecue and wood-burning oven offering stunning views of the Alps and the valley.

1st floor

- 3 bedrooms, one with private balcony
- Large bathroom with bathtub, WC and washbasin
- Carpeted floors in bedrooms
- Gallery access

Basement

- Shower
- Gravel wine cellar
- Large room with oil-fired boiler room with 2,500-liter tank
- Large room in basement for storage space and washing machine



LOCATION

Nestled on a hillside, on the heights of the peaceful village of **Dailon**, this beautiful property offers a rare living environment, between **calm, sun and panoramic views**. Located **only 15 minutes from Sion** and just a stone's throw from the spa resorts of Ovronnaz, it is a true haven of peace in the heart of the Valais.

MUNICIPALITY

Located in the heart of central Valais, **Conthey** is a lively and attractive commune that combines **quality of life, urban proximity** and **natural wealth**. Only minutes from **Sion**, it stretches from the banks of the Rhône to the heights of the **Sanetsch**, offering a **diversity of landscapes** and activities rare in Valais.

OUTSIDE CONVENIENCES

- Cabin for workshop and DIY
- Cabin for storage
- Pizza oven BBQ

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Fog-free
- Bus stop
- Child-friendly
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Covered parking space(s)
- Built on a sloping hillside
- Barbecue
- Pizza Oven
- Ground level access

INSIDE CONVENIENCES

- Wheelchair-friendly
- Without elevator
- Separated lavatory
- Guests lavatory
- Cellar
- Wine cellar
- Garret
- Workshop
- Craft room
- Furnished

- Heating Access
- Fireplace connection
- Double glazing
- Natural light
- Penthouse
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Shower
- Bath
- Safe
- full finishing

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be refurbished
- In it's current state

FINANCIAL DATA**Price****CHF 830'000.-****Availability**

To be discussed

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ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Far view
- Valley view
- Unobstructed
- Panoramic
- With an open outlook
- Stream
- Garden
- Fields
- Forest
- Mountains
- Alps



Outdoor pizza oven



Exterior view



Exterior view



Terrace view



Wine cellar



Interior view



Salon



Layout proposal



Bathroom



Bedroom



Layout proposal



Bedroom



Exterior view