

ERDE



Chalet to renovate in a corner of paradise

Price upon request

Price of parking place(s) in addition



5.5



4



~143 m²

n° ref. **044048**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Lovers of nature, silence and simplicity? This chalet is for you.

Perched in a remote corner, far from noisy roads and hustle and bustle, this rare property offers you a true return to the essentials. Here, there are no intrusive neighbors, only birdsong, the wind in the trees, and breathtaking panoramas. A place where we breathe, where we slow down, where each season has its own magic.

Summer is all about the freshness of the mountains, walks in the fresh air, meals shared on the terrace overlooking the fir trees. In winter, it's the charm of family weekends, log fires, games in the snow and heart-warming evenings.

This chalet is a refuge. A place where we find ourselves, where we refocus.

It needs renovation, but its potential is immense. With a little imagination and determination, it can become: A charming second home, A cosy vacation home to be passed down from generation to generation Or a warm cocoon for weekend getaways, summer or winter.

A project for lovers of authenticity, to be customized to your desires.

SURFACES

Living area	~ 143 m ²
Surface of parcel	~ 996 m ²
Balcony Surface	~ 11 m ²
Garret surface	~ 48 m ²
Volume	~ 370 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Year of construction	1950
Heating system	Wood
Domestic water heating system	Electricity
Heating installation	Stove
Second home	Authorized

DISTANCES

Station	4258 m
Public transports	1543 m
Freeway	4271 m
Nursery school	1429 m
Primary school	3308 m
Secondary school	3765 m
Secondary II school	3765 m
College / University	5798 m
Stores	1672 m
Cable car	7829 m
Airport	5461 m
Post office	2671 m
Bank	2968 m
Hospital	8514 m
Restaurants	610 m
Park / Green space	385 m

DISTRIBUTION**Ground floor**

- Bathroom
- Kitchen

- Living room

1st floor

- 4 bedrooms
- Gallery access



LOCATION

Located in Erde, in the heights of central Valais, this chalet enjoys a rare location, between sky and mountains. At around 1,100 meters above sea level, it enjoys an unspoilt setting, away from the hustle and bustle.

The hamlet is attached to the commune of Conthey, known for its sunny hillsides, characterful wines and rich natural heritage. From the chalet, the view opens out onto the **Valaisan Alps** and the **Rhone plain**, offering a soothing and inspiring panorama.

This area is prized by lovers of tranquility, forest walks and the outdoor life. In summer, it's a paradise for hiking, picnicking and rejuvenation.

Ideal for those seeking a refuge from the hustle and bustle.

MUNICIPALITY

Located in the heart of the Valais, just a few minutes from Sion, **the commune of Conthey** combines authenticity, dynamism and quality of life. Stretching from the banks of the Rhône to the peaks of the Alps, it offers a wide variety of landscapes: terraced vineyards, forests, alpine pastures and perched villages like Erde, where the chalet is located.

Conthey is renowned for its **wine culture**, its **local products**, but also for its **modern shopping center** which offers all the services needed for everyday life. You'll find schools, shops, restaurants, health centers, public transport and numerous sports and cultural facilities.

The commune attracts families, nature lovers, but also those seeking a balance between peaceful living and quick access to urban hubs.

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Green
- Mountains
- Fog-free
- Hiking trails
- Bike trail

- Mountains
- Alps

OUTSIDE CONVENIENCES

- Garden
- From road
- Built on even grounds

INSIDE CONVENIENCES

- Garret
- Swedish stove connection
- Simple glazing
- Exposed beams
- Timber frame

CONDITION

- To be renovated

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Rural
- Forest

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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Layout proposal









