

CHAMPÉRY



CHALET COCON - VILLAGE CENTER AND CABLE CAR

CHF 2'595'000.-

Parking place(s) included



6.5



3



~236 m²

n° ref. **044165**



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SITUATION AND DESCRIPTION

Nested in the **heart of the sought-after village** of Champéry, **this rare three-storey chalet** combines Alpine authenticity and **contemporary refinement**. Its high-end finishes, exceptional relaxation areas and vast terraces and balconies offer breathtaking mountain views.

At **a few steps from the cable car** and amenities, it enjoys an ideal location for ski and nature enthusiasts, combining privacy, comfort and elegance.

The first floor is entirely **dedicated to well-being**: sauna, Jacuzzi, bright gym, as well as an office and laundry room with direct access to the terrace. On the main floor, the open kitchen blends harmoniously with the light-filled living room featuring a fireplace. Wide openings lead to a vast terrace fitted out as a dining area and lounge space, perfect for enjoying alpine panoramas.

The upper floor hosts the **parent's suite with dressing room and private bathroom**, as well as two bedrooms with balconies. The whole exudes serenity and the gentle Alpine lifestyle.

Outside, **a well-kept garden, a double garage and several parking spaces** complete this exceptional property.

Ideal for an investor seeking an excellent rental yield or for a **family looking for a second home** in one of the most beautiful villages in the Swiss Alps.

Sale as a second home authorized.

SURFACES

Living area	~ 236 m ²
Surface of parcel	~ 600 m ²
Terrace surface	~ 78 m ²
Total surface	~ 236 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	4
Number of toilets	4
Number of balcony	3
Gross living area	~ 236 m ²
Year of construction	1987
Year of restoration	2018
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	8 included
Number of boxes	1 included
Total nb. of parkings	10 included

ANNEXES

Box 2 places

DISTANCES

Public transports	119 m
Stores	108 m
Restaurants	124 m

DISTRIBUTION

Lower ground floor

- A wellness area (sauna, jacuzzi and shower room)
- A gym with access to the terrace
- A commissary
- An office
- A laundry room with access to the terrace
- A terrace

1st floor

- A fully equipped, open-plan kitchen
- A spacious dining area
- A warm living room with fireplace and access to the balcony/terrace
- A separate toilet
- A shower room
- A large terrace with dining area and lounge area

2nd floor

- Two bedrooms with access to the balcony
- A master suite (bedroom, dressing room, shower room and a balcony)
- A bathroom

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Sports centre
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Visitor parking space(s)

INSIDE CONVENIENCES

- Garage
- Separated lavatory
- Guests lavatory
- Sauna
- Jacuzzi
- Fitness room
- Partially furnished
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- WiFi

FLOOR

- Antique parquet floor
- Stone
- Cast floor

CONDITION

- Very good
- With extension possibility

ORIENTATION

- North
- East

EXPOSURE

- Good

VIEW

- Nice view

STYLE

- Character house

FINANCIAL DATA

Price

CHF 2'595'000.-

Availability

To be discussed

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