

SIERRE



Flat in the centre of Sierre

CHF 440'000.-

Price of parking place(s) in addition



4.5



3



~68 m²

n° ref. **039649**



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Valérie De Buck
+41 79 381 62 93
valerie.debuck@swsir.ch



SITUATION AND DESCRIPTION

Located on the 5th floor of a small condominium of 10 lots with lift, this 4.5-room flat is ideally situated just a few steps from the centre of Sierre and its shops, as well as the Funicular railway providing access to the Cran Montana ski resort.

Its privileged location means you can enjoy all the amenities of the town centre as well as the pleasures of the mountains without having to use a car.

Sierre SBB station is also just a few minutes' walk away, providing direct links to Brig, Sion, Martigny, Lausanne and Geneva.

South-facing and with the benefit of a small balcony with mountain views, this property has a fitted kitchen, ideally in need of updating, which could, if required, be opened onto the living room, as well as three bedrooms and a bathroom with bath and WC.

Double-glazed windows from 2020 / Partially repainted in 2024.

Available immediately, this flat is an ideal buy-to-let investment.

Translated with DeepL.com (free version)

SURFACES

Living area	~ 68 m ²
Weighted Surface	~ 70 m ²
Balcony Surface	~ 4 m ²
Ceiling height	~ 2.5 m

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Location floor	5th floor

ANNEXES

- Cellar
- Shared laundry room
- Outside parking space not included

DISTANCES

Stores	100 m
Restaurants	100 m

DISTRIBUTION

- Large entrance hall
- Open-plan kitchen
- Living room
- 3 bedrooms
- Bathroom with bath and WC

Switzerland

Sotheby's
INTERNATIONAL REALTY

INFORMATION

Year of construction	1970
Basement	1
Year of restoration	2024
Heating installation	Radiator
Heating system	Gas

ORIENTATION

- South

EXPOSURE

- Optimal

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Cellar
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Laundry
- Bath

FINANCIAL DATA

Price	CHF 440'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 455'000.-
Availability	immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

www.switzerland-sothebysrealty.ch







