

SION



4.5-room apartment in Sion with rental potential

CHF 490'000.-

Price of parking place(s) in addition



4.5



3



~80 m²

n° ref. **039226**

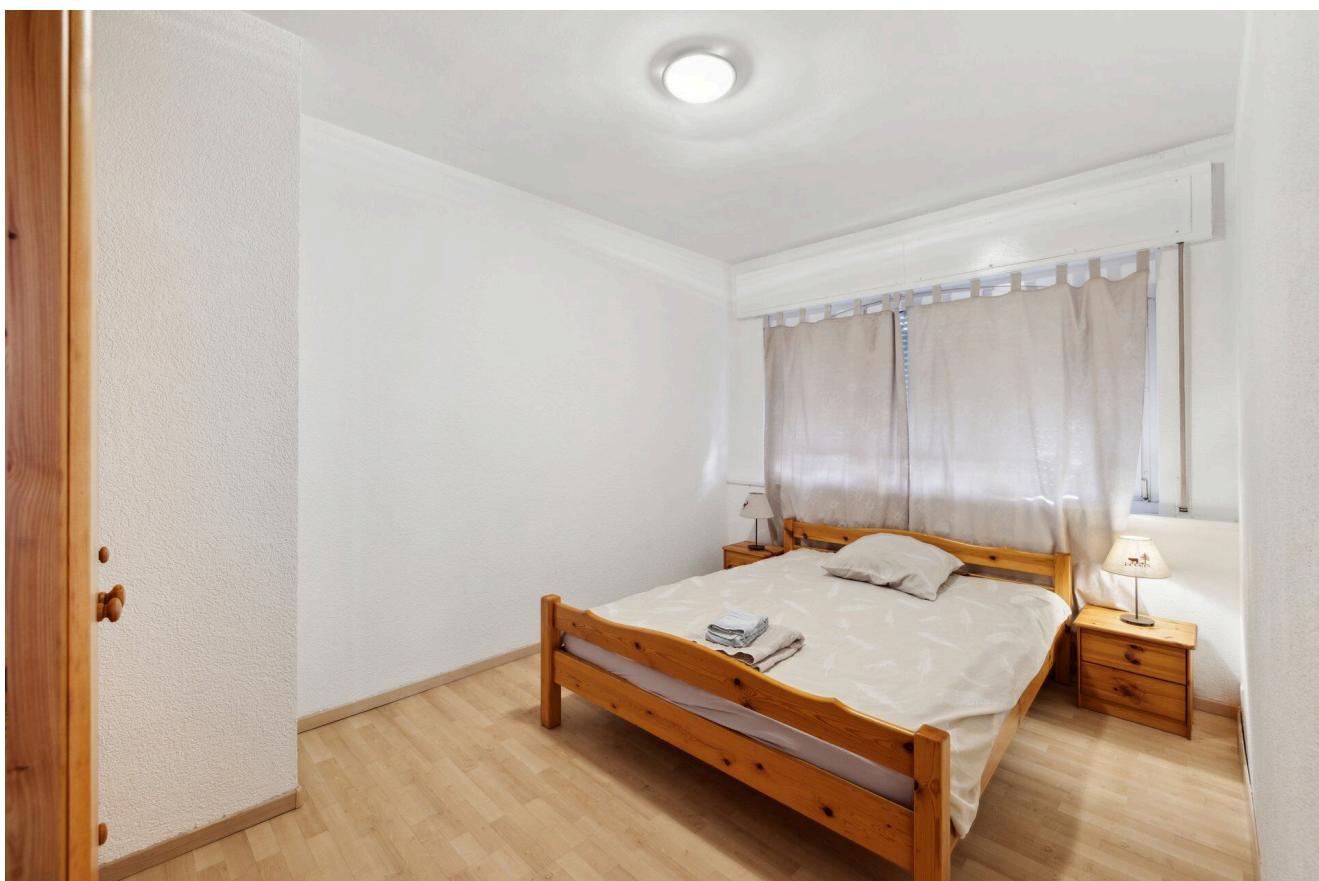


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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Located right in the center of Sion, this 4.5-room apartment offers an ideal setting for a yielding rental investment. Just a stone's throw from tourist areas and shops, it benefits from a prime location, guaranteeing strong demand on seasonal rental platforms. With a floor area of 80 sq.m., it comprises three spacious bedrooms, a bathroom with shower and bathtub, and a modern kitchen, renovated in 2012 along with the tiling and paintwork. Built in 1960, the apartment combines old-world charm with recent renovations, offering optimum comfort for travelers.

A major asset of this property is its private parking space in a garage box (possibility of renting a parking space from the PPE), a rare and sought-after feature in the city center.

Already registered with Sion Tourisme, it generates a stable income with 37'000 CHF in 2024 and an annual average of 35'000 CHF, making it an excellent opportunity for an investor wishing to maximize his return.

SURFACES

Living area ~ 80 m²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Location floor	Ground floor

DISTANCES

Station	600 m
Public transports	140 m
Freeway	1240 m
Nursery school	147 m
Primary school	147 m
Secondary school	341 m
Secondary II school	199 m
College / University	471 m
Stores	386 m
Cable car	4130 m
Airport	1669 m
Post office	382 m
Bank	183 m
Hospital	2510 m
Restaurants	169 m
Park / Green space	223 m

DISTRIBUTION

Ground floor

- Entrance hall
- Fitted living kitchen
- Living/dining room
- 3 bedrooms
- Shower room with shower, bath, WC and washbasin

Basement

- Private cellar



OUTSIDE CONVENIENCES

- Garage box (possibilité de louer une place de parc à la PPE)

INFORMATION

Year of construction	1960
Year of restoration	2012
Heating installation	Radiator
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Park
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Sports centre
- Tennis centre
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

INSIDE CONVENIENCES

- Without elevator
- Garage
- Box
- Eat-in-kitchen
- Open kitchen
- Cellar

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price

CHF 490'000.-

Availability

To be discussed

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