

SION



3.5 room apartment for sale in Sion

CHF 562'000.-

Price of parking place(s) in addition



3.5



2



~95 m²

n° ref. **042313**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

New apartment for sale at Switzerland Sotheby's!

Let yourself be tempted by this superb 3.5 apartment in Sion. This property is the last garden-level lot in this magnificent residence with a modern style and built with quality materials.

The apartment opens onto the entrance hall and a children's bedroom or study on your right, on the left, a bathroom communicating between the master bedroom and the entrance.

This shower room is equipped with a shower, bathtub, toilet, sink and space for a washing column.

Then, you arrive in the heart of life of this apartment with a beautiful equipped kitchen that opens onto the living room and its bay window overlooking a terrace and its garden.

An extra parking space is available with this property.

No doubt that this apartment will seduce you with its location close to the center of Sion and its qualitative materials.

SURFACES

Living area ~ 95 m²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Location floor	Ground floor

ANNEXES

- Parking space

DISTANCES

Public transports	295 m
Primary school	631 m
Stores	627 m
Restaurants	496 m

DISTRIBUTION**Garden floor**

- Entrance hall
- Fitted kitchen open to living space
- Shower room with bath and shower (access suite p. entrance)
- Master suite
- Bedroom
- Terrace of 23 m²
- Garden of 294 m²
- Cellar

Basement

- Cave



LOCATION

Sion is a town in the south-western part of the Swiss canton of Valais. It is known for its fortifications, which rise to the top of 2 hills : the ruins of the 13th century Château de Tourbillon, and the Château de Valère complex, whose basilica boasts a 500 year-old organ.

CONSTRUCTION

This apartment will be delivered at the end of June 2026.

Switzerland

Sotheby's

INTERNATIONAL REALTY

INFORMATION

Year of construction	2026
Heating installation	Floor
Domestic water heating system	Solar
Heating system	Heat pump, Groundwater heat pump

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Theatre
- Hospital / Clinic
- Doctor

- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking

INSIDE CONVENIENCES

- Open kitchen

EQUIPMENT

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

FLOOR

- Tiles

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Favourable

STYLE

- Modern

FINANCIAL DATA

Price	CHF 562'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 577'000.-
Availability	To be discussed

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