### Switzerland | Sotheby's INTERNATIONAL REALTY

### APROZ (SION)



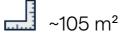
3.5 room apartment for sale in Aproz

### CHF 752'000.-

Price of parking place(s) in addition







n° ref. **042332** 



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

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#### SITUATION AND DESCRIPTION

New apartment for sale at Switzerland Sotheby's!

For those looking to make a good investment, this apartment surrounded by beautiful green spaces is currently occupied by a tenant.

Located on the Rhone plain, Aproz is 6 km from downtown Sion and 3 km from the Conthey shopping area.

This apartment comprises 2 bedrooms, two shower rooms with shower and bath, a kitchen open onto the living room opening onto a beautiful terrace with garden enjoying a very nice unobstructed view of the mountains.

A cellar included in the sale price completes this property.

No doubt that this apartment will seduce you with its many assets.

Do not hesitate to contact us for more information!

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#### **SURFACES**

Living area  $\sim 105 \text{ m}^2$ 

#### **CARACTERISTICS**

Number of rooms3.5Number of bedrooms2Number of bathrooms2Location floorGarden floor

#### **DISTANCES**

Public transports 247 m
Primary school 1048 m
Stores 1869 m
Restaurants 506 m

#### **DISTRIBUTION**

- Fitted kitchen open to living room
- 2 bedrooms
- Shower room
- Bathroom
- Large terrace
- Garden

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#### **LOCATION**

Aproz is a Swiss locality straddling the territory of the Valais communes of Nendaz and Sion.

Situated on the plain, on the left bank of the Rhône, Aproz hosts the annual cantonal queen fighting final.

#### **CONSTRUCTION**

This residence was built in 2019.

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#### **INFORMATION**

Year of construction 2019
Heating installation Floor
Heating system Heat pump

#### **NEIGHBOURHOOD**

- Village
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly

#### **OUTSIDE CONVENIENCES**

- Terrace/s
- Garden

#### **INSIDE CONVENIENCES**

• Open kitchen

#### **EQUIPMENT**

- Fitted kitchen
- Shower
- Bath

#### **FLOOR**

• Tiles

#### FINANCIAL DATA

Price CHF 752'000.Price park.ext ① CHF 10'000.Total price CHF 762'000.Availability To be discussed

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