

ST-JEAN VS



Cosy, modern duplex apartment 5 minutes
from Grimentz

CHF 795'000.-

Parking place(s) included



3.5



2



~96 m²

n° ref. **042166**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

The Val d'Anniviers offers a magnificent unspoilt setting for lovers of nature and Valaisan heritage. Experience the authenticity of the Swiss Alps in this magnificent duplex directly accessible from the Grimentz slopes! Thanks to its ski-in access from Grimentz and free shuttle bus in winter (only 5 minutes to the slopes). This object is a true paradise for nature lovers with superb hiking trails and the chance to observe alpine wildlife. You'll enjoy breathtaking views over the valley, for unforgettable sunrises and sunsets.

The apartment offers a high level of comfort and an atmosphere combining modernity and luxury, perfect for recharging your batteries after a day in the mountains.

Comfort and features:

- Modern, bright and perfectly maintained.
- Parent suite upstairs for absolute privacy.

3 shower rooms, ideal for hosting family and friends. Electric stoves for everyday comfort. Practical, eco-friendly electric car charging station. Accessible for foreigners and second homes.

The apartment is sold with a garage parking space as well as a cellar and ski locker.

SURFACES

Living area	~ 96 m ²
Surface of parcel	~ 1325 m ²
Balcony Surface	~ 30 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	3
Number of toilets	3
Number of balcony	2
Location floor	2nd floor

ANNEXES

- Cellar
- Ski locker
- Underground garage space

DISTANCES

Public transports	28 m
Primary school	9888 m
Stores	724 m
Restaurants	556 m

DISTRIBUTION**Lower ground floor**

- Entrance hall with wall cabinets
- Open kitchen with bar
- Living and dining room
- Bedroom with wardrobes and bathroom
- Dining/living room with access to balcony
- Shower room/wc
- Balconies

Upper ground floor

- Bedroom
- Shower room with WC

INFORMATION

Year of construction	2006
Basement	1
Heating installation	Floor, Stove
Domestic water heating system	Heat pump
Heating system	Heat pump, Wood

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Bus stop
- Sports centre
- Ski resort
- Bike trail
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Quiet
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Separated lavatory
- Guests lavatory
- Ski storage
- Storeroom

- Furnished
- Built-in closet
- Heating Access
- Swedish stove
- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- Exposed beams

EQUIPMENT

- Furnished kitchen
- Connections for washing tower
- Bath
- Shower
- Internet connection
- Electric blind
- Electric car terminal
- Interphone
- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- North
- West

EXPOSURE

- Good

FINANCIAL DATA**Price**

CHF 795'000.-

Availability

To be discussed

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- All day

VIEW

- Nice view
- Clear
- Far view
- Valley view
- Unobstructed
- Panoramic
- With an open outlook
- Forest
- Mountains

STYLE

- Modern













