

# ST-LÉONARD



Modern apartment in the heart of the village

**CHF 490'000.-**

Price of parking place(s) in addition



3.5



2



~100 m<sup>2</sup>

n° ref.

**5544395\_038510\_1**



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## SITUATION AND DESCRIPTION

Saint-Léonard is a picturesque village in the heart of the Valais region of Switzerland. Nestled in a verdant valley, this small village is a haven for nature lovers and history buffs alike.

In fact, Saint-Léonard is famous for its caves, which are among the largest and most beautiful in Europe. Its underground lake is a veritable jewel of nature. Visitors can discover a fascinating subterranean world, with spectacular waterfalls and rock formations.

From this village, there are many walks to discover. The trails offer panoramic views of the surrounding mountains, as well as the terraced vineyards that cover the surrounding hills.

This apartment was built in 2022 inside a small building of 3 apartments. It is located in a quiet residential area

close to all amenities. The apartment occupies the entire first floor, offering plenty of natural light. Its design is of very high quality and has been entirely realized with high-quality materials.

The apartment is first-hand and offers all the advantages of modern construction, such as triple glazing, all-round insulation, solar panels, and home-controlled light with dimmers.

Thanks to its terrace, it is also possible to enjoy a beautiful unoverlooked exterior.

The apartment comes with two parking spaces and two cellars.

Apartment price: CHF 490'000.00

Price of parking spaces: CHF 30'000.00

Price of two cellars: CHF 15'000.00

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Total selling price: CHF 535'000.00

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**SURFACES**

Living area	~ 100 m <sup>2</sup>
Weighted Surface	~ 107 m <sup>2</sup>
Surface of parcel	~ 492 m <sup>2</sup>
Terrace surface	~ 20 m <sup>2</sup>

**CARACTERISTICS**

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

**ANNEXES**

- Cellar
- 2 outdoor parking spaces (included)

**DISTANCES**

Station	245 m
Public transports	30 m
Primary school	170 m
Stores	20 m
Post office	315 m
Bank	210 m
Restaurants	85 m

**DISTRIBUTION**

- Large living room / living room with fitted wardrobe
- Open kitchen
- Suite with shower room
- Bedroom
- Bathroom



**INFORMATION**

Year of construction  
Heating installation  
Domestic water heating system  
Heating system

2022  
Floor  
Gas  
Gas

- Unfurnished
- Built-in closet
- Fireplace
- With front and rear view

**NEIGHBOURHOOD**

- Village
- Mountains
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Preschool
- Primary school
- Sports centre
- Horse riding area
- Near a golf course
- Hiking trails
- Bike trail
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Greenery
- Parking

**INSIDE CONVENIENCES**

- Open kitchen
- Cellar

**EQUIPMENT**

- Fitted kitchen
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Outdoor lighting

**FLOOR**

- Tiles

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Mountains
- Alps

**STYLE**

- Modern

**FINANCIAL DATA**

**Price**

CHF 490'000.-

**Price park.ext @**

CHF 30'000.-

**Total price**

**CHF 520'000.-**

**Availability**

To be discussed

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