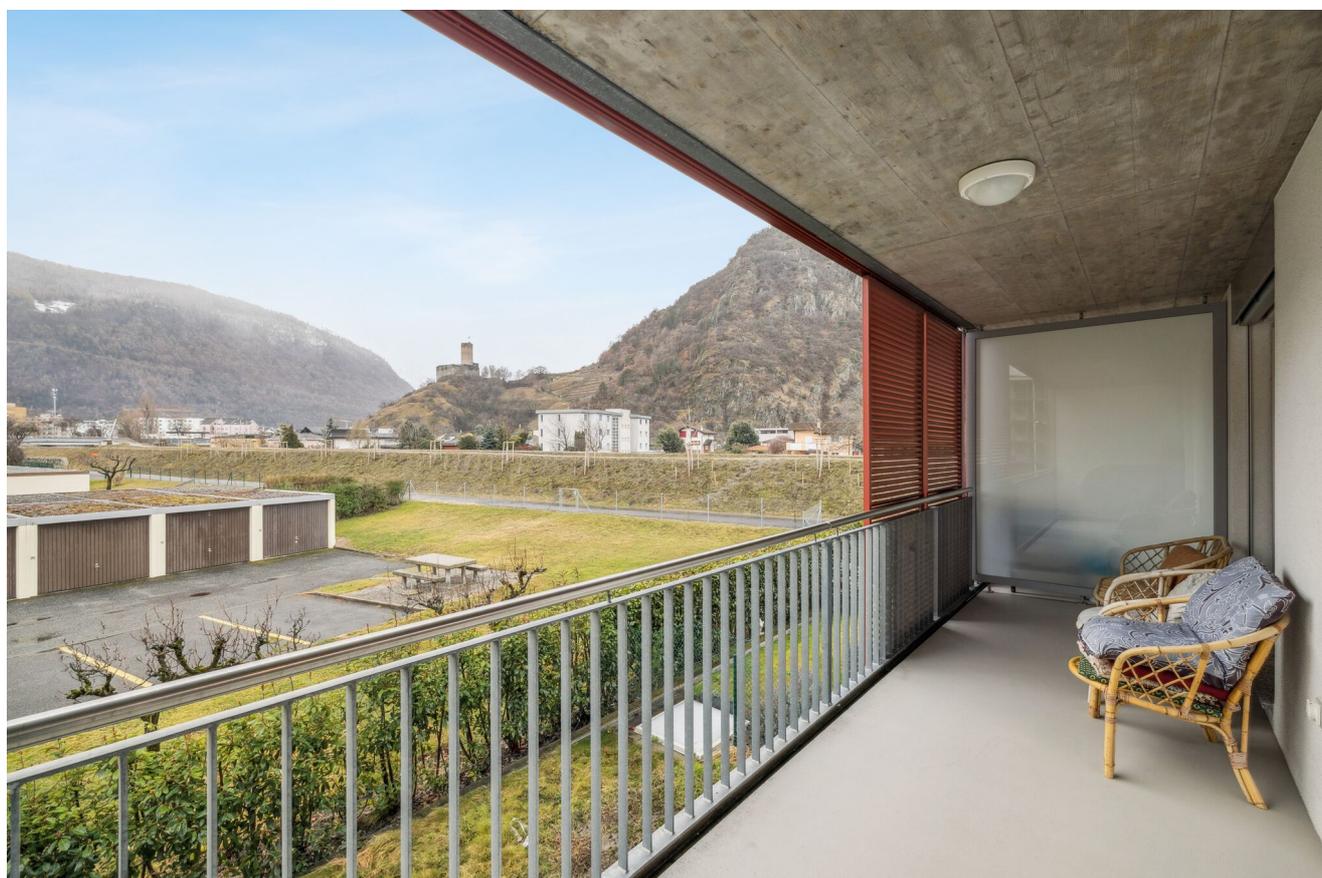


MARTIGNY



2.5 apartment with magnificent view of Bâtiaz castle

CHF 335'000.-

Price of parking place(s) in addition



2.5



1



~43 m²

n° ref. **046093**



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SITUATION AND DESCRIPTION

NE EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Ideally located in Martigny, in a quiet residential environment yet within easy reach of amenities, this elegant 2.5-room apartment offers a harmonious living environment between nature and the city center.

Situated in a Minergie-certified building built in 2012, perfectly maintained over the years, this property captivates with its modern design, energy efficiency and quality finishes. The building's contemporary architecture guarantees excellent thermal and acoustic insulation, as well as controlled energy consumption.

The apartment benefits from a bright, functional layout. The convivial, well-proportioned living room opens onto the outdoors and offers a pleasant view of Château de la Bâtiâz, a true historical landmark of the region. The bedroom, comfortable and quiet, harmoniously completes the ensemble.

SURFACES

Living area	~ 43 m ²
Balcony Surface	~ 12 m ²
Cellar surface	~ 10 m ²
Ceiling height	~ 2.5 m

- Living room with terrace access
- Bathroom/wc
- Bedroom
- Terrace

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Number of levels	2
Number of terraces	1
Location floor	1st floor
Service costs	CHF 3'000.-/year

ANNEXES

- Outside parking space
- Garage parking space
(extra)

DISTANCES

Station	704 m
Public transports	262 m
Freeway	708 m
Nursery school	453 m
Primary school	453 m
Secondary school	1222 m
Secondary II school	1222 m
College / University	828 m
Stores	292 m
Cable car	5079 m
Airport	22856 m
Post office	799 m
Bank	800 m
Hospital	548 m
Restaurants	340 m
Park / Green space	422 m

DISTRIBUTION

- Kitchen open to living room



LOCATION

Located at rue du Follaterre 19 in Martigny, this apartment enjoys a particularly sought-after residential location, combining tranquility with immediate proximity to amenities. Located in a pleasant, well-developed neighborhood, it benefits from a green environment while remaining just a few minutes from the city center, with its shops, restaurants, schools and sports facilities.

The SBB railway station and the main motorway routes are within easy reach, providing easy access to Sion, Monthey and the canton of Vaud. This strategic location, in the heart of a dynamic, booming town, is a real asset for both personal use and investment.

Nearby, the setting is sublimated by the presence of the Château de la Bâtiaz, a historic landmark dominating the Rhone plain, reinforcing the character and appeal of this prized address.

CONSTRUCTION

Complementing its contemporary architecture, this apartment captivates with the quality of the materials selected and the care taken with the finishes. The building, built in 2012 to Minergie standards, meets today's requirements in terms of energy performance and living comfort.

The heating is distributed to the floor, guaranteeing even and pleasant heat distribution. The apartment is equipped with a double-flow controlled ventilation system, ensuring constant air renewal while optimizing thermal performance. Insulating glass units contribute to excellent energy efficiency and acoustic comfort.

The building has an elevator serving each floor, a private cellar, a bicycle room and perfectly maintained common areas. A shared laundry room is available to residents.

INFORMATION

Number of floors	2
Year of construction	2012
Number of flats	1
Basement	1
Heating installation	Floor
Domestic water heating system	Solar
Heating system	Heat pump

NEIGHBOURHOOD

- City centre
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Public swimming pool
- Museum
- Theatre
- Concert hall

- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Quiet
- Greenery
- Visitor parking space(s)
- From road

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Unfurnished
- Connected thermostat
- Heating Access
- Double glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge

FINANCIAL DATA

Price	CHF 335'000.-
Price park. int. ①	CHF 30'000.-
Price park.ext ①	CHF 10'000.-
Total price	CHF 375'000.-
Availability	To be discussed

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- Freezer
- Dishwasher
- Laundry
- Shower
- Photovoltaic panels
- Code door
- Caretaker
- Controlled ventilation
- full finishing

FLOOR

- Tiles

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Far view
- River
- Mountains

STYLE

- Modern

STANDARD

- Minergie®

