

GRIMISUAT



A bright living space
with south-facing terrace

CHF 755'000.-

Price of parking place(s) in addition



4.5



3



~135 m²

n° ref. **043867**



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SITUATION AND DESCRIPTION

Located on the upper first floor, this 4.5-room apartment offers a total surface area of 135 sq.m. and features a generous 39.5 sq.m. south-facing private terrace, which harmoniously extends the living space outwards.

Built in 2011, this property combines functionality, quality construction and a privileged living environment, just five minutes from downtown Sion.

The apartment features a large, bright living room with direct access to the terrace, a tastefully fitted open kitchen, three comfortable bedrooms and two shower rooms, one equipped with a shower and the other with a bathtub.

The entrance is welcoming, with an integrated checkroom area, and each room benefits from beautiful natural light thanks to the building's southern

orientation.

A spacious cellar, a private garage with motorized door, as well as an outdoor parking space nicely complete this property.

The building is equipped with an elevator that complies with standards for people with reduced mobility, facilitating access to all levels.

The immediate environment is quiet, residential and well served, with the city's amenities accessible in just a few minutes.

This apartment represents an ideal opportunity for those seeking comfort, space and quality in a peaceful, sunny living environment.

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SURFACES

Living area	~ 135 m ²
Terrace surface	~ 39 m ²
Cellar surface	~ 15 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	Upper ground floor
Costs	CHF 7'180.-/year

DISTANCES

Station	5100 m
Public transports	700 m
Freeway	4200 m
Nursery school	1800 m
Primary school	1400 m
Secondary school	1400 m
Stores	800 m
Hospital	5000 m
Restaurants	700 m

DISTRIBUTION**Lower ground floor**

- Garage
- Cellar
- Shared bike room and laundry room

Upper ground floor

- Entrance with built-in wardrobes
- Shower room with shower
- 3 bedrooms
- Shower room with bathtub
- Open kitchen with island
- Living/dining room with access to terrace

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LOCATION

Champlan is a charming village on the right bank of the Rhône, at an altitude of around 750 meters. It's part of the commune of Grimisuat, one of the most popular in the region for its quality of life, exceptional sunshine and immediate proximity to the city of Sion.

Nested between plains and mountains, Champlan offers a peaceful, green and residential living environment, while benefiting from all amenities accessible in just a few minutes.

By car, downtown Sion can be reached in just 5 minutes, as can the train station and motorway access. A bus stop is just a few steps from the building, making it easy to get around without a personal vehicle.

The village is also close to Grimisuat's schools, local shops and sports and cultural facilities.

In winter, the ski resorts of Anzère (15 min) and Crans-Montana (25 min) are within easy reach, allowing you to quickly enjoy the pleasures of the mountains.

Champlan captivates with its serene ambience, year-round sunshine and ideal location between urban dynamism and unspoilt nature.

CONSTRUCTION

Completed in 2011, the MIRA building features solid, meticulous construction that meets the highest standards of comfort and energy performance.

It comprises 6 apartments spread over 3 levels, in a human-scale condominium.

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Technical features:

- 16 cm all-round insulation
 - Heating by heat pump, with individual meters for heating and hot water
 - Windows and French windows in white PVC with insulating double glazing, with reinforced soundproofing
 - Motorized louvers in living rooms, manual in bedrooms
 - Tiled floors in living rooms and shower rooms, parquet in bedrooms
 - Quality finishes
 - Reinforced soundproofing between units
- Common areas and exteriors:

- Tiled staircases and landings, meticulous finishes
- Shared garden and landscaped areas around the building
- Tarmac driveways and paving on circulation areas
- Approved mailboxes with intercom at the entrance
- Construction compliant with current seismic standards

OUTSIDE CONVENIENCES

- Private outdoor parking space
- Visitor spaces
- Shared green space

REMARKS

This apartment is currently rented for CHF 1,950/month (excluding utilities)

INFORMATION

Year of construction	2011
Heating installation	Floor
Domestic water heating system	Heat pump, Electricity
Heating system	Heat pump

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- Secondary school
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Box with depot
- Open kitchen
- Cellar
- Bicycle storage
- Built-in closet
- Connected thermostat
- Double glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Laundry
- Bath
- Shower
- Optic fiber
- Electric blind

FINANCIAL DATA

Price	CHF 755'000.-
Price park.ext ①	CHF 10'000.-
Box price ①	CHF 30'000.-
Total price	CHF 795'000.-
Availability	To be discussed

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- Interphone
- Caretaker
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Clear











