

GRIMISUAT



Luxury apartment overlooking the plain

Price of parking place(s) in addition



4.5



3



~141 m²

n° ref.

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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

On the sunny heights due to the commune of Grimisuat, in the midst of an unspoilt natural environment, unveils a residence that is both contemporary and intimate. Comprising just two buildings, each housing two apartments, it embodies a rare and exclusive style. Four apartments in all, conceived as private refuges in the heart of a green setting overlooking the Rhone plain. The apartment in question occupies the entire floor, and its technical features are on a par with the whole: noble materials, meticulous finishing, electric blinds, subtle integrated lighting. All of this is crowned by Minergie certification, a guarantee of energy efficiency and superior thermal comfort.

In this rare setting, where silence, elegance and

panoramic views reign, this 4.5-room apartment unfurls 141 m² of living space in a resolutely upmarket spirit. Right from the entrance, the atmosphere seduces with its refinement, the harmony of its volumes and the exceptional quality of its finishes. Access is discreet and comfortable, via a private elevator or an east-facing terrace. The entrance hall, adorned with custom built-in wardrobes, sets the tone: functionality, elegance, and attention to detail.

The main living space, impressively spacious at 70 m², is bathed in generous natural light. It houses a perfectly integrated contemporary kitchen, and a vast living room that opens onto a spectacular panorama: the vineyards below, the Rhone plain, the golf course of Sion, and the majestic peaks of the Valais. A true tableau vivant, visible at every moment.

The master suite is an exclusive cocoon, with fitted

dressing room and private shower room featuring a walk-in shower. Two other bedrooms, designed to the same high standards, complete the night space. A second shower room, also with walk-in shower, and a guest WC, ensure comfort and privacy for every occupant.

Externally, the art of living continues. A first terrace facing south-east invites you to savor the first rays of the sun, while a second terrace, facing south-west and extending over almost 85 m², offers a rare space for relaxation. Electrical outlets and drains are provided for the installation of a Jacuzzi, to create a true wellness area, open to nature, with no vis-à-vis. The view is totally unobstructed, protected by vineyards classified as agricultural zone, guaranteeing absolute privacy and perennial tranquility.

Three parking spaces, two of which are covered, accompany this property, as well as a cellar and private laundry.

SURFACES

Living area	~ 141 m ²
Weighted Surface	~ 175 m ²
Terrace surface	~ 100 m ²
Cellar surface	~ 11 m ²
Useful surface	~ 161 m ²
Ceiling height	~ 2.55 m

2 bedrooms

- Shower room with Italian shower

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Number of levels	1
Number of terraces	2
Location floor	Upper ground floor
Costs	CHF 550.-/month

ANNEXES

- 2 terraces facing South-West and South-East
- Parking spaces
- Cellar
- Private laundry room

DISTANCES

Station	5100 m
Public transports	650 m
Nursery school	1100 m
Primary school	1100 m
Secondary school	1100 m
Stores	1500 m
Hospital	5100 m

DISTRIBUTION

- Direct entry by private elevator or from the east-facing terrace via an outside staircase
- Entrance hall with built-in cupboards
- Visitors' WC
- Spectacular 70 m² living room, with open kitchen and light-filled living room
- Parent suite with fitted dressing room and private shower room with Italian shower



LOCATION

Champlan is a charming village located in the commune of Grimisuat, on the heights of Sion.

Offering panoramic views over the Rhone Valley, Champlan seduces with its peaceful setting, generous sunshine and proximity to the city while retaining a village atmosphere.

There's a harmonious blend of tradition and modernity, with quality infrastructure, schools and shops within easy reach.

It's a sought-after location for its quality of life and preserved natural environment.

INFORMATION

Year of construction	2015
Basement	1
Year of restoration	2025
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Vineyard
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Near a golf course
- Hiking trails
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Bench
- Quiet
- Greenery
- Covered parking space(s)
- Parking

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Open kitchen
- Guests lavatory
- Separated lavatory
- Cellar
- Unfurnished
- Built-in closet
- Connected thermostat
- Triple glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer

FINANCIAL DATA

Price

Total number of parkings ③ CHF 60'000.-

Total price

CHF 1'190'000.-

Availability

To be discussed

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- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Shower
- Photovoltaic panels
- Optic fiber
- Electric blind
- Interphone
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Far view
- Valley view
- Panoramic
- With an open outlook
- Mountains

STANDARD

- Minergie®









