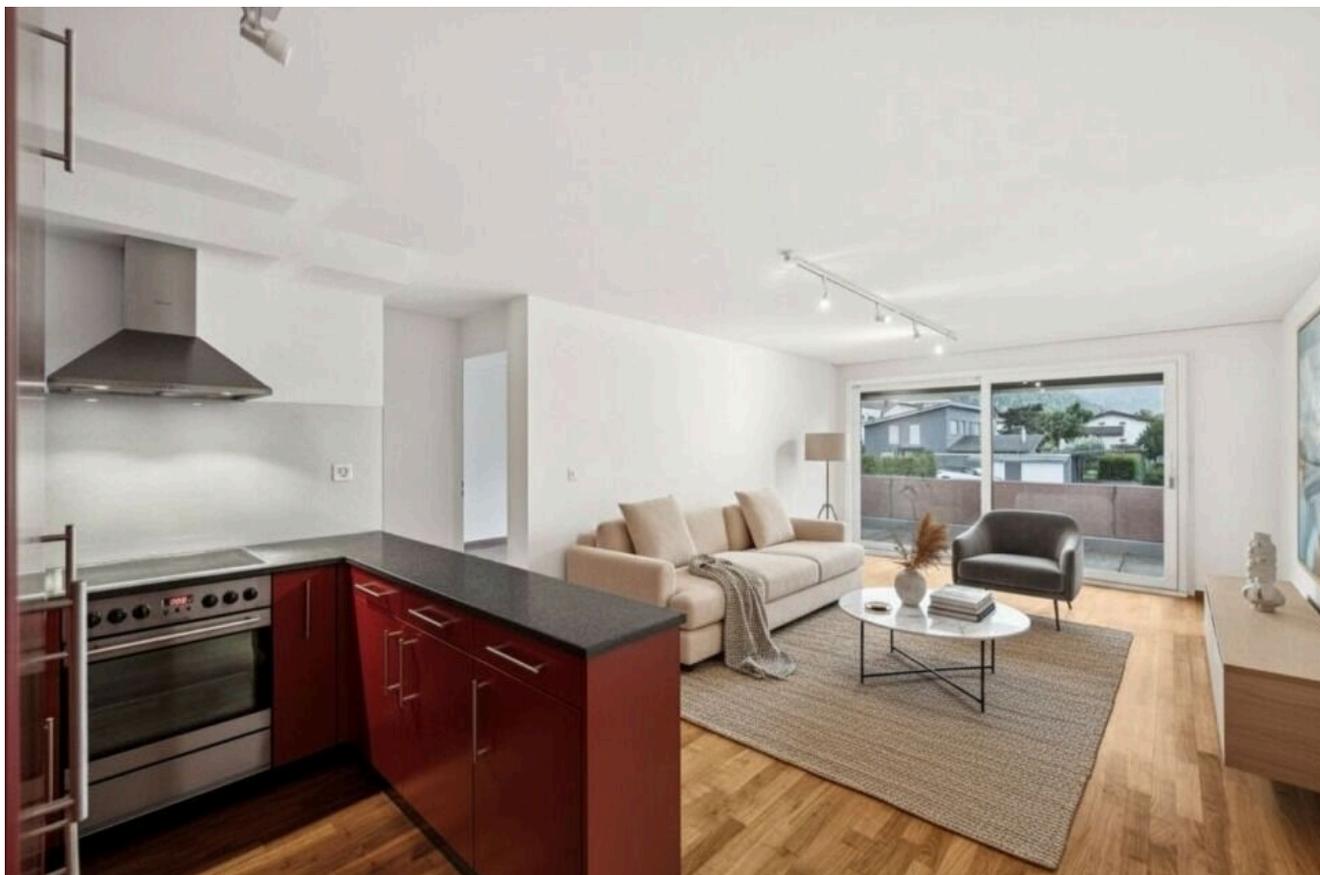


# MARTIGNY



Bright 2.5-room apartment in a contemporary residence

**CHF 340'000.-**



2.5



1



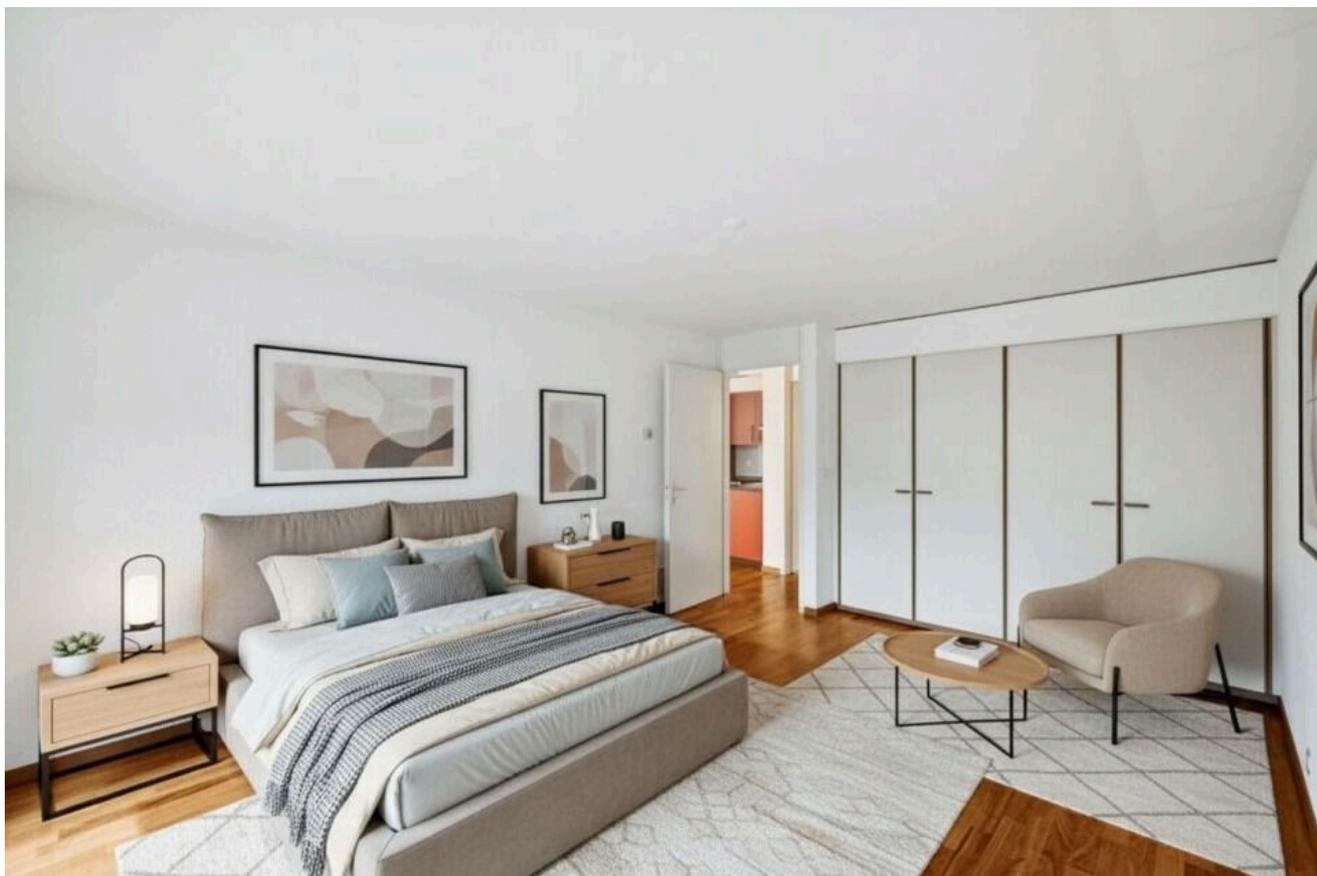
~55 m<sup>2</sup>

n° ref. **044917**



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## SITUATION AND DESCRIPTION

Discover this 2.5-room apartment offering 55 m<sup>2</sup> of living space, plus a 15 m<sup>2</sup> balcony, for a weighted total of 62.5 m<sup>2</sup>, ideal for enjoying a comfortable outdoor space.

Situated in a building with a contemporary architecture, it immediately seduces with its generous volumes and natural luminosity thanks to large openings and optimal orientation.

It features a spacious living room allowing a comfortable layout of the lounge and dining area, a modern and functional open kitchen, as well as a good-sized bedroom offering excellent living comfort. The ingeniously designed bathroom features both a bathtub and a separate shower in the same room, with a water inlet and outlet for a washing column. The generous balcony provides a pleasant outdoor space that can be used in any season.

The building's contemporary lines, quality materials and meticulous finishes give this apartment a resolutely modern look. It represents an ideal opportunity for a first purchase, pied-à-terre or rental investment, in a sought-after and pleasant environment.

Contact us to arrange a viewing and discover its full potential. We've added a few photos of furnishing ideas.

**SURFACES**

Living area	~ 55 m <sup>2</sup>
Surface of parcel	~ 1255 m <sup>2</sup>
Balcony Surface	~ 15 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Location floor	1st floor
Service costs	CHF 300.-/month

**ANNEXES**

- 2 outdoor parking spaces not included

**DISTANCES**

Public transports	80 m
Primary school	2000 m
Stores	600 m
Restaurants	160 m

**DISTRIBUTION**

- Spacious living room allowing comfortable layout of living and dining area
- Modern, functional open kitchen
- Nice-sized bedroom, offering excellent living comfort
- Washroom with bath and shower, connections for laundry column
- Generous balcony



## LOCATION

Ideal location on the outskirts of the town of Martigny, a stone's throw from all amenities, shops and restaurants, this apartment benefits from a dynamic urban living environment while retaining calm and privacy. A sought-after address, close to public transport and major roads.

## MUNICIPALITY

Martigny, the third-largest town in the canton of Valais, offers a perfect balance between urban dynamism and Alpine lifestyle. Located at the crossroads of major routes to France (Chamonix), Italy (Grand-Saint-Bernard) and the rest of French-speaking Switzerland, it benefits from excellent accessibility, whether by car or public transport (direct train to Lausanne, Sion or Geneva).

The town is also a recognized cultural center, with major institutions such as the **Fondation Pierre Gianadda**, famous for its international exhibitions, Roman archaeological museum and concerts. The city center, bustling all year round, brings together numerous **shops, restaurants, cafés and markets**, creating a rich and friendly local life.

As for infrastructure, Martigny boasts a wide range of **schools (primary, secondary and gymnasium)**, as well as **modern sports and medical centers**. Families appreciate its many parks, bicycle paths, and proximity to ski resorts such as Verbier or the thermal baths of Saillon and Lavey.

Martigny thus embodies a human-sized town, modern, well served and surrounded by spectacular nature, where life is good all year round.

## ACCESS

### Access to Martigny: convenient and strategic

Martigny enjoys a central and perfectly connected location, making it an essential gateway between Switzerland, France and Italy.

#### By car:

- 30 minutes from Sion
- About 45 minutes from Lausanne
- Less than 1h30 from Geneva via the A9
- Direct access to the Great St Bernard Tunnel to Italy
- Fast connection to Chamonix via the Col de la Forclaz

#### By train:

- Martigny SBB station, regularly served by InterRegio and Regio lines
- Direct connection to Lausanne, Sion, Brig and Geneva Airport
- Connecting station for regional trains to Le Châble (Verbier) and Chamonix (France) via the Mont-Blanc Express

#### By bus:

- Well-developed TMR (Transports Martigny Région) regional network
- Urban and regional lines serving Martigny neighborhoods, neighboring villages, and mountain resorts
- Regular shuttles to schools, shopping centers and activity zones

#### Nearby airports:

- Geneva Airport 1h30 away by car or train
- Sion Airport 25 minutes away

Thanks to this excellent multimodal accessibility, Martigny stands out as a convenient, attractive and perfectly connected place to live.

## SHOPS/STORES

### Shops and services - An upscale everyday life in

### Martigny

Martigny appeals to a discerning clientele thanks to a comprehensive, high-quality retail offering, perfectly suited to refined lifestyles. The well-kept, lively town center offers a balanced mix of **high-end boutiques, specialized brands, gourmet restaurants** and **standard local shops**.

Among the services appreciated by affluent customers:

- **Epicerie fines**, cavistes, artisan chocolatiers
- **Boucherie-traiteurs**, renowned bakeries

#### Concept stores

- , high-end ready-to-wear boutiques and design decor
- **Pharmacies premium**, beauty salons, specialized opticians
- **Gastronomic restaurants and renowned addresses** (local, Italian or fusion cuisine)
- **Weekly market** of high-quality fresh and local produce
- **Personalized services** : private conciergeries, private banks, specialized medical practices

Nearby shopping centers such as **Forum des Alpes** or **Le Manoir** complete the offer with selected brands and a pleasant setting.

Martigny thus combines the elegance of a small Swiss town with a quality of service worthy of the biggest metropolises, in an environment that is at once prestigious, practical and on a human scale.

## PUBLIC TRANSPORT

### Urban transport - Fluidity and comfort on a daily basis

Martigny has a well-structured urban transport network, guaranteeing easy, fast and comfortable travel throughout the town and surrounding area. Ideal for customers looking for practicality and efficiency in their daily commute.

**TMR bus network (Transports de Martigny et Régions)**

- Regular lines serving various residential areas, shopping centers, schools, and cultural venues
- Extended weekday and weekend schedules, with excellent frequency
- Facilitated connections with the SBB station for regional and national journeys

**Mild mobility**

- Developing bicycle infrastructure
- Numerous pedestrian zones in the historic center
- Well-organized public and private parking, with easy access to luxury homes

**Accessibility**

- A town on a human scale, where everything can be reached in a few minutes
- Transportation perfectly suited to families, working people or seniors looking for comfort

Martigny thus offers fluid, reliable and well-integrated mobility, meeting the high standards of a demanding clientele.

**INFORMATION**

Year of construction

1995

**NEIGHBOURHOOD**

- Villa area
- Green
- Park
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Hiking trails
- Bike trail
- Soccer pitch

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garden in co-ownership
- Parking
- Public parking

**INSIDE CONVENIENCES**

- Without elevator
- Open kitchen
- Double glazing
- Bright/sunny
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge

- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good
- Very good

**VIEW**

- Nice view
- Clear
- Stream
- Garden
- Park
- Fields
- Forest
- Mountains

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 340'000.-****Availability**

immediately

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