

SIERRE



4.5 rooms in the heart of Sierre

Price of parking place(s) in addition



4.5

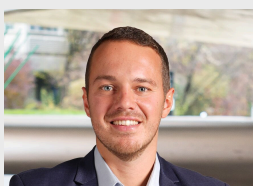


3



~122 m²

n° ref. **045139**



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Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

NE EXCLUSIVE [b]SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY !

We present this rare 4.5-room apartment in Sierre, ideally located close to the train station, city center and freeway exit. Nestled in a quiet, convenient neighborhood, it offers a privileged living environment, combining comfort, luminosity and meticulous finishing.

With a weighted surface area of 122 m², the apartment stands out for its cachet and excellent state of maintenance. Built in 1996, it has benefited from several major renovations: parquet flooring completely redone in 2019, paintwork renovated in 2023, also in 2023 recent replacement of household appliances (oven, hood, dishwasher), then new paintwork and refurbishment of the parquet flooring in 2025 when the tenant leaves.

The property is heated by a gas-fired underfloor system, with individual control in each room. The boiler was replaced in 2020, ensuring a modern installation in line with current requirements. The ITTO inspection was carried out in 2022.

The apartment features a generous, convivial living area with access to two balconies, several well-proportioned bedrooms, a functional shower room and two WCs. A private cellar and a shared laundry room complete the amenities. The building's flat roof is regularly maintained by a specialist company, ensuring the building's excellent durability.

For parking, an outdoor parking space and a garage box are available in addition, for optimum convenience on a daily basis.

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SURFACES

Living area	~ 122 m ²
Weighted Surface	~ 122 m ²
Balcony Surface	~ 14.6 m ²
Surface ground floor	~ 122 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	2
Number of levels	3
Number of balcony	2
Location floor	2nd floor

ANNEXES

- Garage box supplement 30'000.-
- Outside parking supplement 10'000.-

DISTANCES

Station	384 m
Public transports	65 m
Freeway	1803 m
Nursery school	323 m
Primary school	480 m
Secondary school	755 m
Secondary II school	475 m
College / University	419 m
Stores	386 m
Cable car	3873 m
Airport	16802 m
Post office	405 m
Bank	418 m
Hospital	1035 m
Restaurants	115 m
Park / Green space	99 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Fitted living kitchen

- Living/dining room
- Balcony
- Visitors' WC (shower can be redone)
- 3 bedrooms, one with access to a balcony
- Shower room with shower, WC and washbasin

Basement

- Private cellar



MUNICIPALITY

Sierre's exceptional living environment is a blend of urban gentility and unspoilt nature. Nestled in the heart of the Valais, the "Cité du Soleil" boasts a particularly pleasant climate, renowned cultural dynamism and ideal accessibility. The town offers a rare balance between quality of life, local services, fluid mobility and authentic charm.

Just a few minutes away, the region's small lakes are veritable jewels of calm and freshness, inviting you to relax, stroll and enjoy outdoor activities. The emblematic Lac de Géronde offers an idyllic setting to enjoy the fine weather, between swimming, nature and serenity.

Sierre is also a privileged gateway to the most beautiful Alpine destinations. The resorts of Crans-Montana, with their exceptional panoramas and refined art of living, are within easy reach. On the other

side, the Val d'Anniviers unveils its iconic villages, renowned ski slopes and some of the most spectacular scenery in the Alps.

A rare location, offering the comfort of a lively urban center, proximity to lakes and direct access to two of the most beautiful alpine domains in the Valais, a true art of living.

INFORMATION

Year of construction	1996
Number of flats	1
Year of restoration	2025
Heating installation	Floor
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Village
- Green
- Park
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre

- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Indoor swimming pool
- Ski resort
- Ski lift
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Cellar
- Unfurnished
- Built-in closet
- Heating Access
- Double glazing
- Bright/sunny

FINANCIAL DATA**Price****Price park.ext ①**

CHF 10'000.-

Box price ①

CHF 30'000.-

Total price**CHF 650'000.-****Availability**

immediately

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- With front and rear view
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Laundry
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- Renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view







