

# SAVIÈSE



Le Belvédère - 3.5 rooms with exceptional view

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**CHF 995'000.-**

Price of parking place(s) in addition



3.5



2

n° ref. **043406.**  
**LR**



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## SITUATION AND DESCRIPTION

Located in Drône, in the sought-after commune of Savièse, this **3.5-room apartment** seduces with its **perfect balance of modernity, comfort and serenity**.

Orienting **Southeast**, it benefits from **generous sunshine** from morning onwards, creating a warm, bright atmosphere throughout the living space.

The apartment features **two bedrooms**, with a master bedroom boasting its own **private shower room**, guaranteeing comfort and privacy on a daily basis. The **living room opens onto a modern kitchen**, forming a convivial and harmonious space, ideal for entertaining or relaxing.

Outdoors, you'll enjoy a **beautiful terrace** and a **balcony**, perfect for savoring a sunrise coffee or a quiet moment overlooking the Valais peaks.

Finally, a **covered car park** completes this property, adding a **convenient and secure dimension** to this privileged living environment.

## SURFACES

Weighted Surface	~ 123 m <sup>2</sup>
Balcony Surface	~ 27.4 m <sup>2</sup>
Terrace surface	~ 36.8 m <sup>2</sup>
Surface ground floor	~ 97.5 m <sup>2</sup>
Ceiling height	~ 2.51 m

## CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of levels	1
Number of balcony	1
Number of terraces	1
Location floor	1st floor

## DISTANCES

Station	3564 m
Public transports	172 m
Freeway	3106 m
Nursery school	489 m
Primary school	2435 m
Secondary school	925 m
Secondary II school	3823 m
College / University	3559 m
Stores	1244 m
Cable car	8688 m
Airport	4500 m
Post office	1254 m
Bank	1208 m
Hospital	3330 m
Restaurants	1100 m
Park / Green space	515 m

## DISTRIBUTION

The apartment has **1 covered parking spaces**, located directly in the residence's garage. A rare comfort that guarantees **security, discretion and practicality on a daily basis**, in perfect continuity with the property's standing.



## CONSTRUCTION

This apartment is part of an **exclusive promotion of three apartments**, built using **traditional methods**, in strict compliance with **the rules of the art**. Each stage of the construction process is carefully carried out by qualified local craftsmen, using **sustainable materials** and **proven techniques** to ensure comfort, quality and longevity. A construction designed to stand the test of time with elegance and solidity.

## INFORMATION

Number of flats	1
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Mountains
- Fog-free
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Hiking trails
- Concert hall
- Religious monuments
- Doctor
- Medical home

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Visitor parking space(s)
- Swimming pool
- From road
- Built on a sloping hillside

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Box
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Unfurnished
- Built-in closet
- Connected thermostat
- Heating Access
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen

## FINANCIAL DATA

<b>Price</b>	CHF 995'000.-
<b>Price park. int. ①</b>	CHF 25'000.-
<b>Total price</b>	<b>CHF 1'020'000.-</b>
<b>Availability</b>	To be discussed

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- Kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Wine cooler
- American Fridge
- Built-in coffee machine
- Gas stove
- Connections for washing tower
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Electric car terminal
- Code door
- Videophone
- Outdoor lighting
- Home automation
- Water supply
- Power supply
- Shell construction
- full finishing

## FLOOR

- At your discretion
- Steep

## CONDITION

- New
- To build

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## VIEW

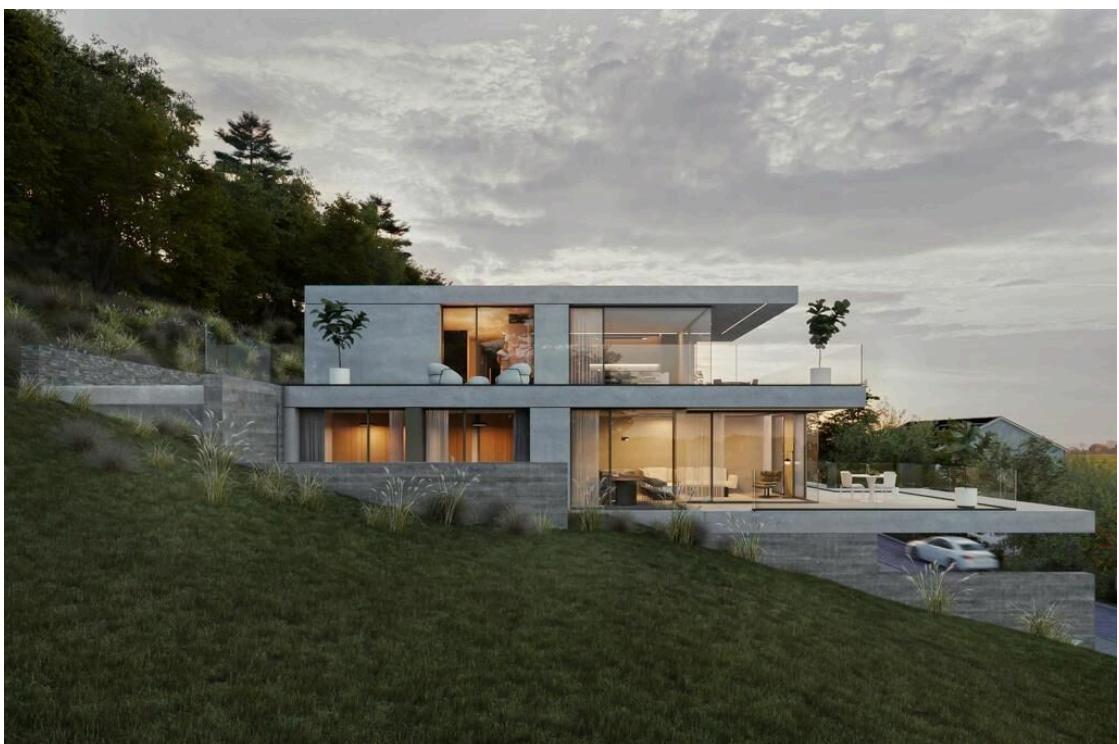
- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- With an open outlook
- Forest
- Mountains
- Alps

## STYLE

- Modern

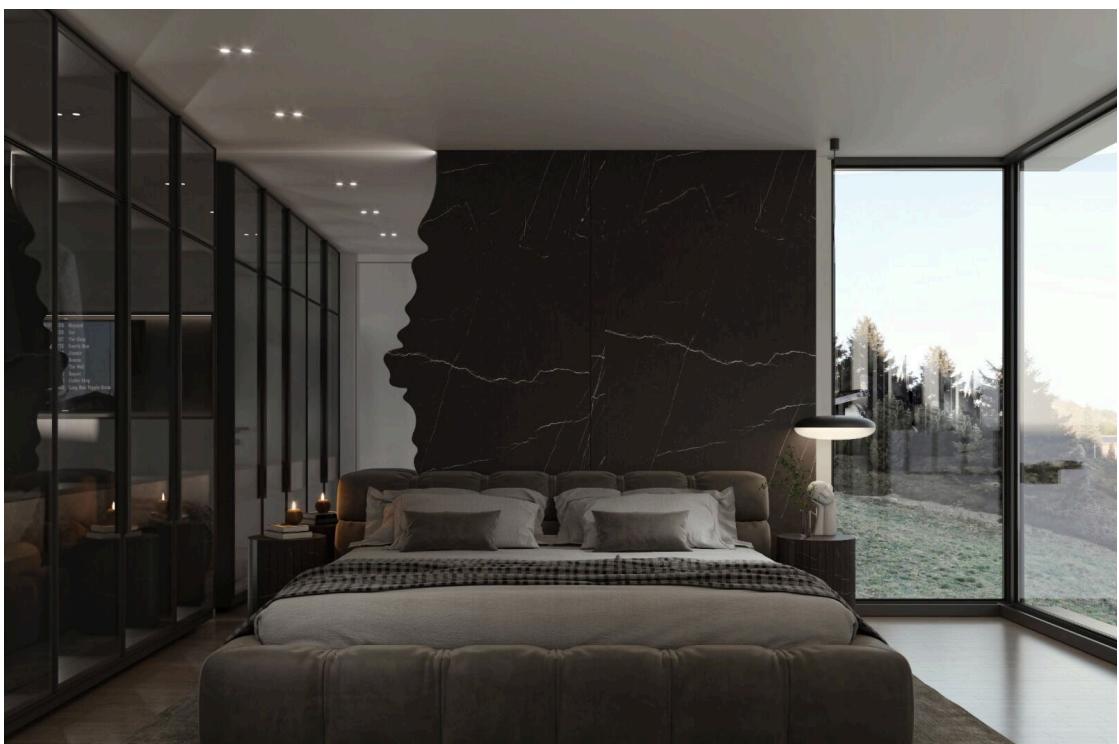


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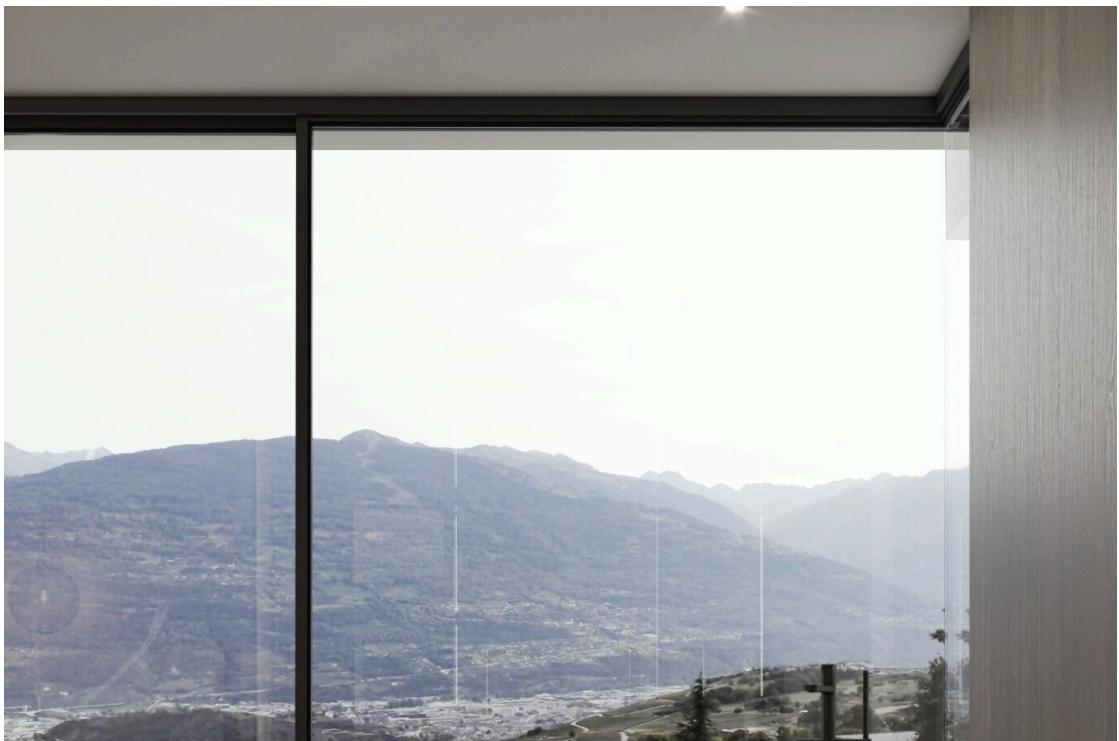


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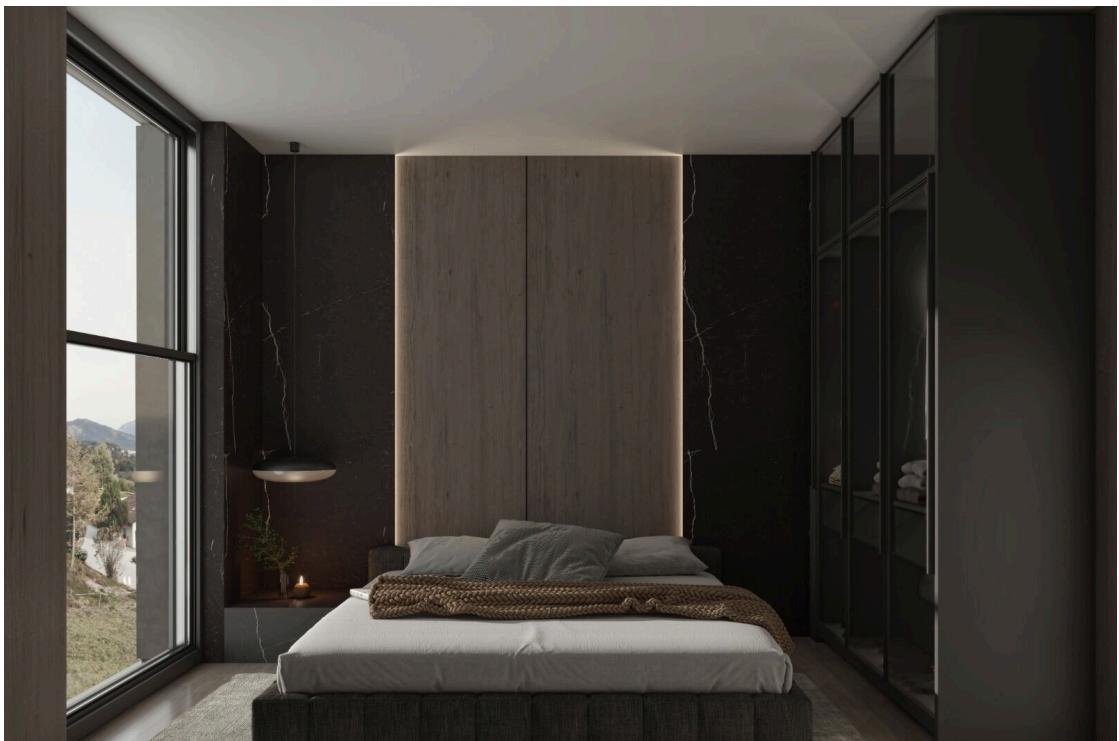
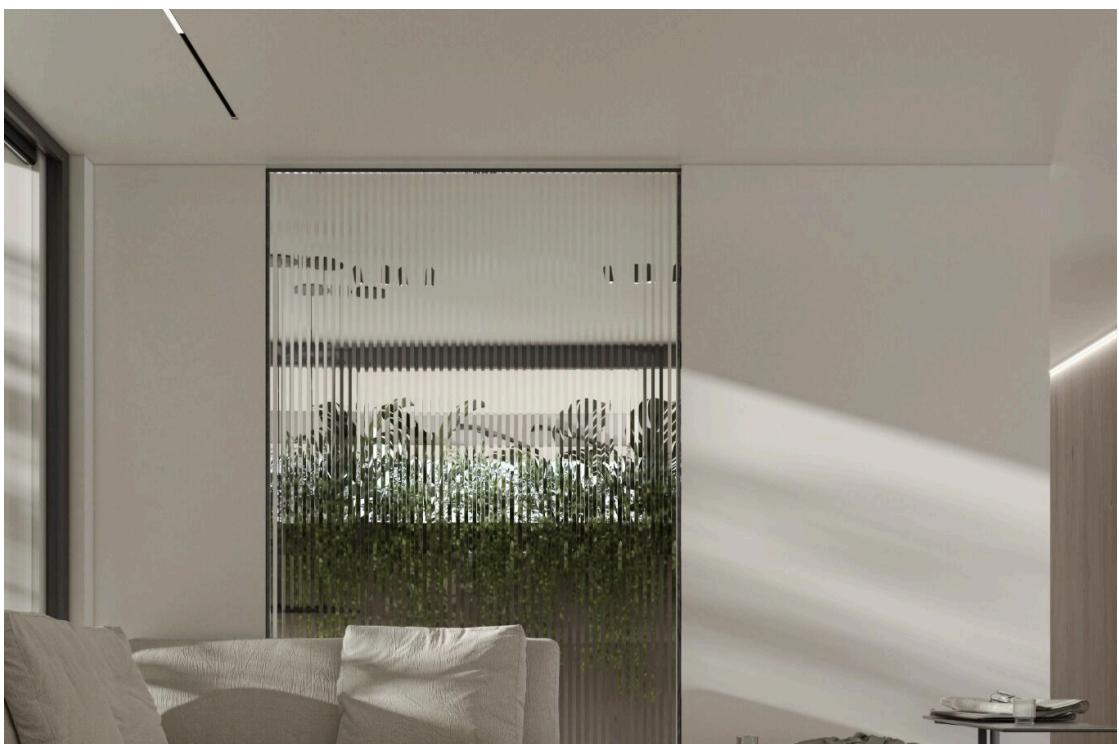
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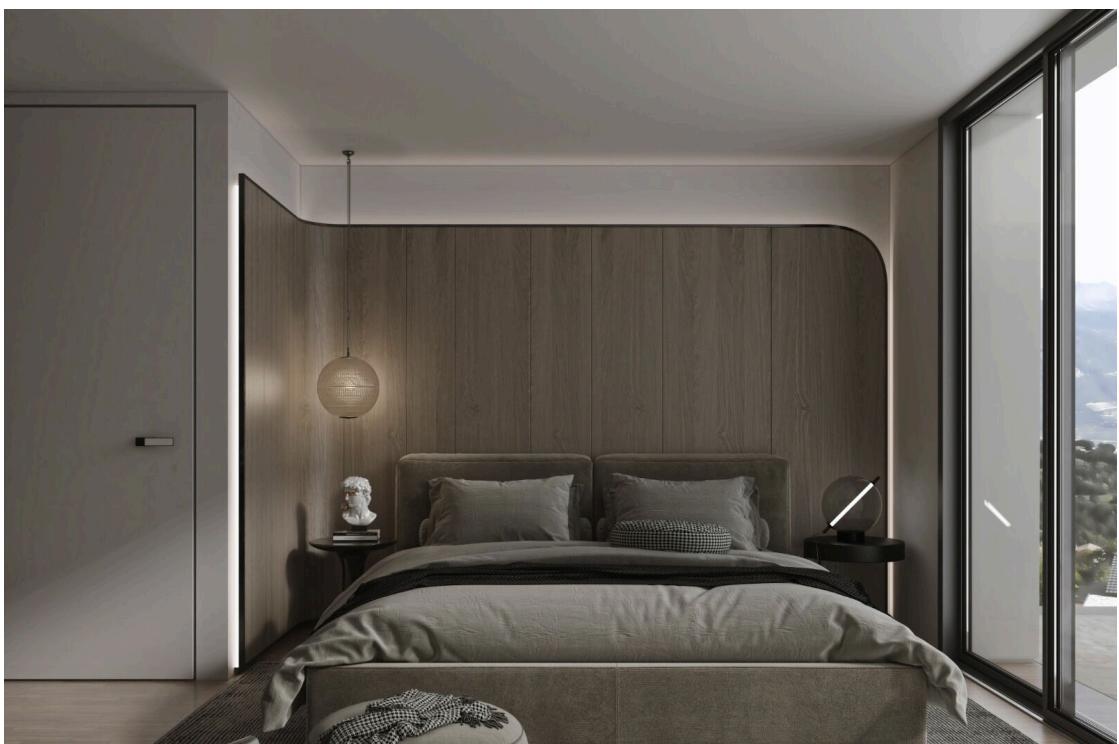


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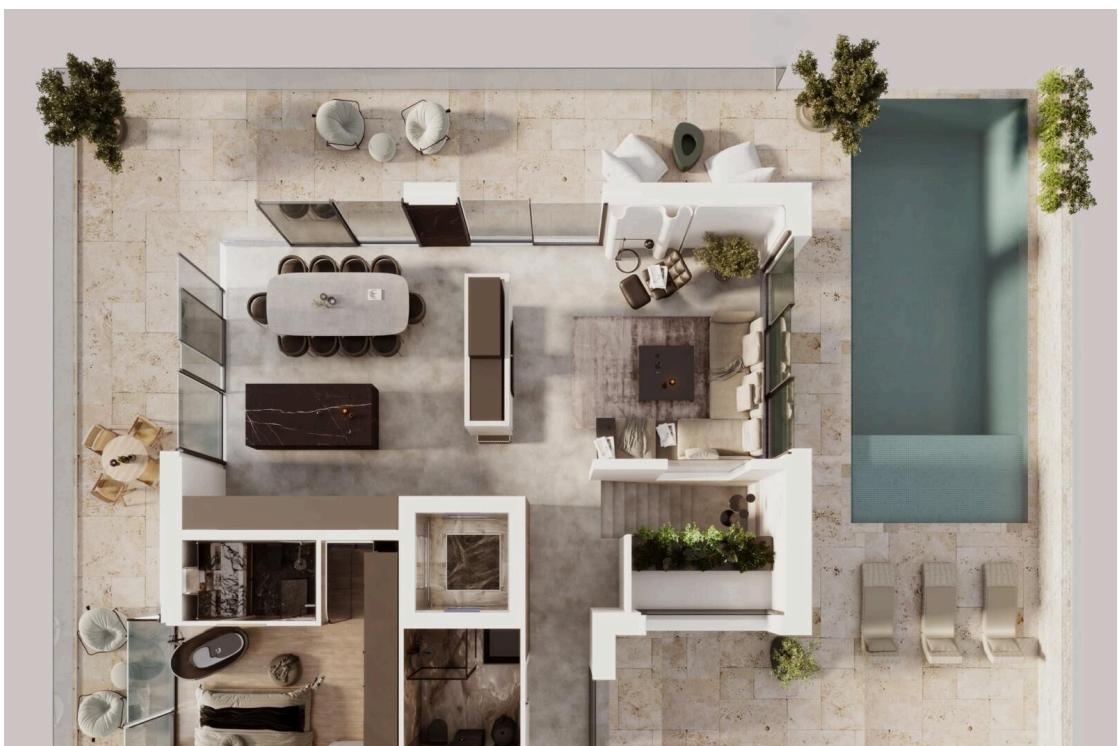
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