

# GRIMISUAT



Luxury Mazot combining authentic charm and  
modern comfort

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**CHF 1'500'000.-**

Parking place(s) included



6.5



5



~192 m<sup>2</sup>

n° ref. **044943**



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## SITUATION AND DESCRIPTION

### NE EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

#### Luxury mansion in Champlan - Alpine elegance and absolute comfort

Ideally located in **Champlan**, in the sought-after commune of **Grimisuat**, this **luxury mansion** perfectly combines **authenticity and modernity**.

At just **20 minutes from Crans-Montana**, it offers an exceptional living environment, between **calm, nature and proximity to amenities**.

This rare property stands out for its **high-end amenities** and its **alpine charm revisited**. Designed with noble materials and meticulous finishes, it exudes a warm, refined atmosphere.

Divided over several levels, the mazot houses **five spacious bedrooms** and **four elegant bathrooms**, offering optimal comfort for every occupant. The light-filled living spaces open onto a preserved natural environment, ideal for enjoying the mountains to the full all year round.

This mazot embodies the perfect balance between **tradition and contemporary luxury**, an exceptional address for lovers of authenticity, design and serenity.

## SURFACES

Living area	~ 192 m <sup>2</sup>
Surface of parcel	~ 470 m <sup>2</sup>
Terrace surface	~ 7 m <sup>2</sup>

## CARACTERISTICS

Number of flats	1
Number of floors	3
Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	4
Gross living area	~ 192 m <sup>2</sup>
Year of construction	2026
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
	1
Inside parking place/s	CHF 10'000.- included
	1
Total nb. of parkings	CHF 10'000.- included
Altitude	700 m
Basement	1
Parking places	Yes, obligatory

## DISTANCES

Station	2497 m
Public transports	301 m
Freeway	1522 m
Nursery school	127 m
Primary school	1038 m
Secondary school	2392 m
Secondary II school	2392 m
College / University	1820 m
Stores	379 m
Cable car	7245 m
Airport	1770 m
Post office	1732 m
Bank	1648 m
Hospital	1014 m

Restaurants	256 m
Park / Green space	900 m

## DISTRIBUTION

### Ground floor

- Master suite
- 2 bedrooms
- 2 bathrooms

### 1st floor

- Living room
- Kitchen / Dining room

### Basement

- Entrance
- 2 bedrooms
- Bathroom

## LOCATION

Ideally located at **rue des Écoles 73 in Grimisuat**, this **charming mazot** benefits from a **privileged location**, at the heart of a **quiet, residential neighborhood**, in close proximity to **amenities, schools and transport**. Its commanding position offers a **unobstructed view of the valley and mountains**, in a peaceful, sunny setting.

## NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Soccer pitch
- Medical home

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Annex
- Parking
- Built on even grounds

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Unfurnished
- Double glazing
- Bright/sunny
- Exposed beams

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Connections for washing tower
- Bath
- Shower
- Outdoor lighting
- Home automation
- full finishing

## FLOOR

- At your discretion

## CONDITION

- New
- To build

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Mountains

## STYLE

- Modern

## FINANCIAL DATA

### Price

**CHF 1'500'000.-**

### Availability

To be discussed

### Judicial form

En nom propre

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