

GRIMISUAT



Twin villas - Work in progress!

CHF 1'320'000.-



6



4



~192 m²

n° ref. **040271D**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This semi-detached villa is ideally located in the heart of Grimisuat's new building zone, it is in a recent villa neighborhood. Its privileged location offers unique comfort in the Valais thanks to optimal sunshine throughout the day as well as breathtaking views of the plain and mountains opposite. The area, located halfway up the hillside, is closed to all traffic except local residents, making it a very quiet location.

A shopping center as well as shops and restaurants are just a few minutes' walk away. There's also a bus stop that will take you to Sion in just a few minutes, or to the ski slopes of the Anzère resort.

This new development consists of two semi-detached villas on a generous plot of over 800 m². The two villas will be technically completely independent, separated by garages and a soundproof wall on the lower ground floor. Each owner will have his or her own private

garden.

This villa faces south-west, giving it optimum sunlight until the evening. The entrance is on the upper ground floor, with 3 bedrooms upstairs, including a master suite with shower room and access to the balcony. The lower ground floor features a beautiful living room with open kitchen, central island and pantry. This floor also offers a good-sized fourth bedroom.

The property will feature a laundry room/cellar as well as a technical room, a covered parking space with 2 outdoor spaces.

The construction work is underway, with delivery scheduled for spring 2026.

Finishings are at the purchaser's discretion.

SURFACES

Living area	~ 192 m ²
Weighted Surface	~ 218 m ²
Surface of parcel	~ 437 m ²
Garden surface	~ 200 m ²
Terrace surface	~ 78 m ²

CARACTERISTICS

Number of flats	1
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Year of construction	2025
Second home	Non authorized
Construction zone	Zone d'habitat individuel H20
Parking places	Yes, obligatory

DISTANCES

Public transports	363 m
Primary school	1791 m
Stores	532 m
Restaurants	438 m

DISTRIBUTION**Lower ground floor**

- Open kitchen with island
- Large living room with terrace
- Bedrooms
- Shower room
- Laundry/cellar
- Perimeter terrace

Upper ground floor

- Entrance hall with built-in wardrobes
- 2 bedrooms
- Master suite with shower room
- Bathroom
- Surrounding terrace
- Carport and parking spaces



CONSTRUCTION

- Triple glazing
- Electric blinds
- Reinforced concrete
- Flat roof
- Peripheral insulation

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Horse riding area
- Hiking trails
- Bike trail
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Covered parking space(s)
- Parking
- Built on a sloping hillside

INSIDE CONVENIENCES

- Without elevator

- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Partially furnished
- Built-in closet
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Connections for washing tower
- Shower
- Bath
- Internet connection
- Electric blind
- Interphone

FLOOR

- At your discretion

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price**

CHF 1'320'000.-

Availability

To be discussed

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- In the evening

VIEW

- Nice view
- Unobstructed
- Panoramic
- Mountains

STYLE

- Modern















