

SION



Gravelone - Magnificent 3.5 apartment with
superb view

CHF 1'487'000.-

Parking place(s) included



3.5



2



~149 m²

n° ref. **043229**



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Dylan Taccoz
+41 78 668 91 69
dylan.taccoz@swsir.ch



SITUATION AND DESCRIPTION

Discover this charming 3.5-room duplex apartment nestled in the sought-after Gravelone neighborhood, less than 5 minutes from downtown Sion. Here, every moment rhymes with gentle living, in an environment where tranquility combines with proximity to all amenities.

With its volumes cleverly distributed over two levels, this luxury property welcomes you into a warm, contemporary atmosphere. The living room, bathed in light thanks to its large glass openings, offers an ideal space for relaxing or entertaining, in a refined, uncluttered setting.

The open kitchen, elegant and functional, invites conviviality, while the upper floor, dedicated to the night space, promises you gentle awakenings facing the Valaisan mountains.

Thoughtfully designed, this apartment seduces with the quality of its materials and top-of-the-range finishes. A well-oriented balcony lets you take full advantage of the view and the surrounding calm.

Whether you're a young couple, an investor or simply looking for a comfortable, modern pied-à-terre, this duplex is a rare opportunity in a sought-after area.

SURFACES

Living area	~ 149 m ²
Garden surface	~ 80 m ²
Terrace surface	~ 30 m ²
Ceiling height	~ 2.68 m

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	3
Number of toilets	3
Number of levels	3
Number of terraces	2
Location floor	Lower ground floor

DISTANCES

Station	1081 m
Public transports	107 m
Freeway	1097 m
Nursery school	212 m
Primary school	543 m
Secondary school	492 m
Secondary II school	492 m
College / University	688 m
Stores	220 m
Cable car	5831 m
Airport	1110 m
Post office	974 m
Bank	834 m
Hospital	837 m
Restaurants	290 m
Park / Green space	251 m

DISTRIBUTION**Lower ground floor**

- Living room
- Dining room
- Economator
- Visitors' WC
- Open kitchen with island

- Garden and terrace access
- Private elevator entrance

Upper ground floor

- 2 bedrooms with private bathroom and dressing room
- Private elevator access
- Terrace access

1st floor

- Technical room
- Cellars
- Common laundry room



CONSTRUCTION

New construction with choice of finishes

Heat pump heating, automatic outdoor sprinklers and drip irrigation for easy maintenance.

INFORMATION

Number of floors	3
Year of construction	2025
Number of flats	2
Heating installation	Floor
Domestic water heating system	Heat pump, Free cooling
Heating system	Heat pump

NEIGHBOURHOOD

- City centre
- Villa area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Tennis centre
- Museum
- Theatre
- Concert hall
- Religious monuments
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s

- Garden
- Exclusive use of garden
- Quiet
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Unfurnished
- Built-in closet
- Air conditioning
- Connected thermostat
- Heating Access
- Triple glazing
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Freezer
- Private laundry
- Connections for washing tower
- Bath
- Shower
- Phone
- WiFi
- Internet connection
- full finishing

FINANCIAL DATA**Price****CHF 1'487'000.-****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

FLOOR

- At your discretion

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Mountains
- Alps

STYLE

- Modern



Exterior view



Terrace



Exterior view