

SAVIÈSE



Le 8 - Lot R04
Savièse

CHF 1'150'000.-

Price of parking place(s) in addition



4.5



3

n° ref.
042181.042181-



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

Mathieu Revaz
+41 78 948 08 11
mathieu.revaz@swsir.ch



SITUATION AND DESCRIPTION

Located in the Commune of Savièse, just a few minutes from Sion, the "Le 8" project stands out for its quiet, privileged residential setting, offering unobstructed views over the Rhone plain while remaining close to urban amenities.

This project comprises a modern, luxury building of just 8 apartments. The apartments range in size from 3.5 to 6.5 rooms, with generous floor areas offering bright, well-designed living spaces for families or couples looking for a peaceful living environment.

The apartments benefit from optimum sunlight thanks to their south-facing aspect, which you can also enjoy from spacious balconies or terraces. The abundant natural light creates a warm, welcoming atmosphere. The robust construction and high-quality materials used in this project guarantee comfort and durability. The meticulous finishes, combining modernity and elegance, will meet the expectations of the most demanding.

Parking spaces are also available for sale, at a price of CHF 40'000.- each, to complete this exceptional living environment.

SURFACES

Weighted Surface	~ 164.6 m ²
Balcony Surface	~ 2.2 m ²
Terrace surface	~ 13.6 m ²
Surface ground floor	~ 159 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of levels	2
Number of balcony	1
Number of terraces	1
Location floor	Ground floor

ANNEXES

Cellar n°11
2 parking spaces extra

DISTANCES

Station	3703 m
Public transports	58 m
Freeway	3083 m
Primary school	187 m
Secondary school	1634 m
Stores	1512 m
Airport	4723 m
Post office	1535 m
Bank	1492 m
Hospital	3273 m
Restaurants	1397 m

DISTRIBUTION**Ground floor**

Entrance hall with wall cabinets
Visitors' toilet
Reduction
Laundry area with laundry column
Shower room/wc
2 bedrooms

Master suite with dressing area, bath, shower room/
wc and private balcony access

Stairs leading to upper floor

1st floor

Open kitchen

Dining room with balcony access

Living room

Stairs leading to lower floor

Switzerland

Sotheby's
INTERNATIONAL REALTY



LOCATION

The commune of Savièse, located just a few kilometers from Sion, enjoys a privileged location in the heart of the Valais.

Surrounded by magnificent scenery, between mountains and vineyards, it offers a calm, natural living environment yet close to urban life. Bordered by the communes of Conthey, Ardon and Hérens, Savièse retains an unspoilt environment, ideal for lovers of nature and tranquillity.

Thanks to its geographical position, the commune enjoys excellent accessibility. A well-developed public transport network, with regular bus routes, quickly connects the village with neighboring localities.

Moreover, access to the main roads is easy, facilitating travel to the region's major cities:

Sion in 10 minutes

Sierre in 20 minutes

Lausanne in 1h30 minutes

Its location seduces with its friendly atmosphere and peaceful living environment, offering its residents an ideal quality of life, combining serenity and proximity to urban amenities.

MUNICIPALITY

Savièse is a commune in the canton of Valais, located in the Rhône region, home to around 4,000 inhabitants.

This typical village wonderfully combines the serenity of the countryside, a preserved natural setting and an excellent quality of life. The commune boasts numerous local services, such as an elementary

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

school, dynamic local associations, as well as various meeting places that promote social cohesion.

Young people in secondary school pursue their studies at the cycle d'orientation in Sion or in Sierre, easily accessible thanks to good transport connections.

Savièse stands out for its friendly atmosphere, its mountain and wine-growing landscapes, and its commitment to the well-being of its residents.

This peaceful location is ideal for families in search of peace and nature, while remaining close to urban infrastructure.

CONSTRUCTION

The careful design and quality materials used in this project are complemented by, among other things, a heat pump and underfloor heating, guaranteeing comfort and energy efficiency.

Construction begins in October 2024, for turnkey delivery in summer 2026!

Technical specifications available on request.

INFORMATION

Number of floors	3
Year of construction	2025
Basement	1
Heating installation	Floor
Heating system	Heat pump

NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Primary school
- Secondary school
- Horse riding area
- Public swimming pool
- Tennis centre
- Hiking trails
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Storeroom
- Built-in closet
- Bright/sunny

EQUIPMENT

- Kitchen island
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- North
- East

FINANCIAL DATA

Price	CHF 1'150'000.-
Price park. int. ②	CHF 80'000.-
Total price	CHF 1'230'000.-
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.

EXPOSURE

- Optimal
- All day

VIEW

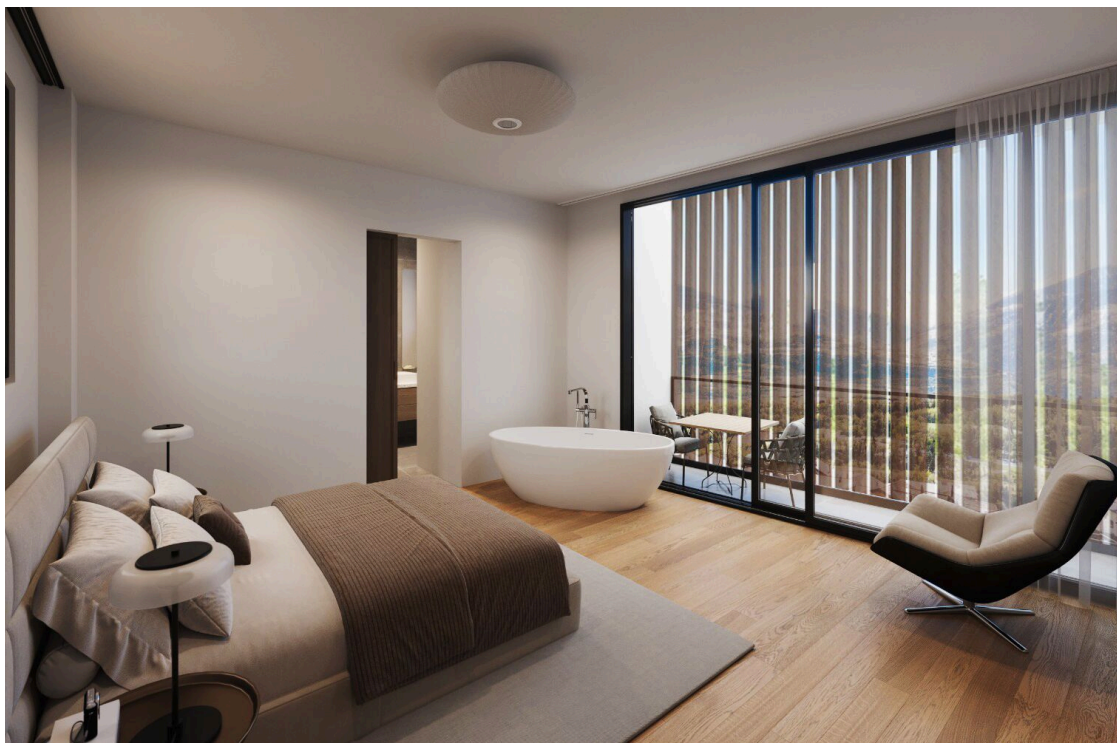
- Unobstructed
- Panoramic
- Mountains

STYLE

- Modern



Living room



Bedroom











Le 8

1965 Savèse, Route du Pradubuis 5

Batch	Reference	Type	Floor	Rooms	Terrace surface	Balcony surface	Price	Status
042181-A	FOR SALE							
R01	042181.042181-A.042646_R01	Custom-built apartment	Ground floor	4.5	14.6 m²	26.2 m²	CHF 995'000.-	For sale
R02	042181.042181-A.042647_R02	Custom-built apartment	Ground floor	3.5	-	16 m²	CHF 675'000.-	For sale
R03	042181.042181-A.042648_R03	Custom-built apartment	Ground floor	4.5	-	18.4 m²	CHF 815'000.-	For sale
R04	042181.042181-A.042649_R04	Duplex/two-level	Ground floor	4.5	13.6 m²	2.2 m²	CHF 1'150'000.-	For sale
101	042181.042181-A.042650_101	Custom-built apartment	1st floor	4.5	-	20 m²		Sold
102	042181.042181-A.042651_102	Custom-built apartment	1st floor	3.5	-	12.3 m²		Sold
103	042181.042181-A.042652_103	Custom-built apartment	1st floor	4.5	-	18.3 m²		Sold
A01	042181.042181-A.042653_A01	Custom-built apartment	1st floor	6.5	130.9 m²	-		Sold

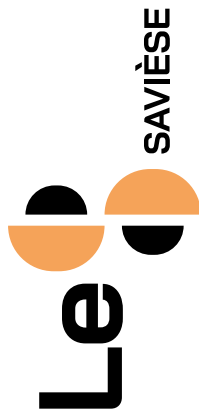
Parking places:

Parking spaces are available in addition to the sale price for each lot. The price is CHF 40,000 / unit.

Surface calculation method:

Lot surfaces are included within the rough walls of facades & separations between apartments/stairwell/lift.

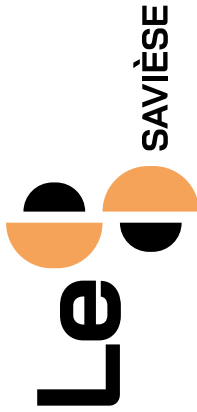
Terraces are counted as 1/3 and balconies as 1/2. This document is non-contractual.



Lot	Nombre de pièces	Orientation	Surface brute	Surface Terrasse	Balcon
R01	4.5	S - O	123.27 m ²	14.57 m ²	26.16 m ²
R02	3.5	S	84.81 m ²	-	15.99 m ²
R03	4.5	S - E	101.73 m ²	-	18.35 m ²
R04	4.5	N - E	159.18 m ²	13.56 m ²	2.22 m ²



Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Balcon
101	4.5	S	126.45 m ²	-	20.01 m ²
102	3.5	S	85.17 m ²	-	12.26 m ²
103	4.5	S - E	102.94 m ²	-	18.33 m ²
R04	4.5	N - E	159.18 m ²	13.56 m ²	2.22 m ²



Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Jardin
A 01	6.5	S - E - O	235.93 m²	130.91 m²	-

