

LES MAYENS-DE-SION



historic chalets on a 3.5-hectare estate

CHF 4'200'000.-



19



8



~527 m²

n° ref. **038298**



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SITUATION AND DESCRIPTION

This impressive estate includes a large historic master chalet, situated in an enchanting setting.

The large chalet, built in 1827, was meticulously renovated in 2017, combining historic charm and modern comfort. This exceptional building stands out for its authentic architecture, noble materials, and meticulous finishes. The vast living spaces, sumptuous bedrooms and luxurious bathrooms make it a unique place to live.

This exceptional property is set in 3.5 hectares of meadows and forests, offering absolute privacy.

The estate is bordered by the Grand Bisse de Vex, a historic canal, which adds a touch of bucolic charm.

Private access guarantees tranquility and discretion, just 25 minutes from downtown Sion and its

international airport, perfect for private jet travel.

The panoramic view of the majestic Alps and surrounding countryside is breathtaking. The north-west-east orientation ensures optimum brightness throughout the day, creating a warm, soothing atmosphere.

The surrounding calm, far from the urban hustle and bustle, makes this estate a true haven of peace.

This estate represents a rare opportunity to acquire an exceptional property in an unspoilt natural environment, while remaining close to international amenities and infrastructure.

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SURFACES

Living area	~ 527 m ²
Surface of parcel	~ 41625 m ²
Useful surface	~ 602 m ²

CHARACTERISTICS

Number of flats	2
Number of floors	4
Number of rooms	19
Number of bedrooms	8
Number of bathrooms	9
Year of construction	1827
Year of restoration	2021
Second home	Non authorized
Parking places	Yes, obligatory

ANNEXES

La Barlettaz
- 10 outdoor parking spaces

DISTANCES

Public transports	361 m
Primary school	1887 m
Stores	1823 m
Restaurants	625 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Living room
- Fitted De Dietrich and Fors kitchen, open to the outside
- Dining area, terrace/garden access
- 2 bedrooms
- Guest toilet

1st floor

- Large master living room with fireplace
- Dining room with fireplace
- Fitted De Dietrich and Miele kitchen, with fireplace
- Laundry/saver room
- Shower room/wc

2nd floor

- Master bedroom with large dressing room and en-suite bathroom/wc
- Living room with fireplace
- Study
- Kitchenette
- Separate toilet

3rd floor

- Library
- 2 attic bedrooms
- Bathroom/wc
- Separate toilet

4th floor

- Reading room/office

Basement

- 2 technical rooms (PAC and laundry)
- Cellar (outside entrance door)



LOCATION

Upstream from the estate, a bus stop is 1000 meters from the chalet, and downstream, on the Bisse, a second stop is just 350 meters away.

A public primary and nursery school, an elementary school and a secondary school are just a few kilometers from the Domaine. Shops and other practical amenities are just a short drive away in the surrounding villages

CONSTRUCTION

Plot size: 35,620 m²

Useable area: 602 m² total

Living area: 419 m² total

Additional technical details:

- Fireplaces
- Septic tanks
- Automatic watering system

OUTSIDE CONVENIENCES

This Domaine, of 3.5 hectares, includes forests, meadows, a spring with a small pond, the Bisse de Vex bordering the property.

The chalet offers a beautiful outdoor terrace as well as two large breakfast tables with protective blinds.

NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Bus stop
- Ski resort
- Hiking trails
- Religious monuments
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Annex
- Covered parking space(s)
- Parking
- Barbecue-chimney
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Separated lavatory
- Dressing
- Cellar
- Partially furnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

- Natural light
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchenette
- Connections for washing tower
- Bath
- Shower
- Internet connection
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- North
- West

EXPOSURE

- Good
- In the evening

VIEW

- Unobstructed
- Mountains

STYLE

- Classic

FINANCIAL DATA**Price**

CHF 4'200'000.-

Availability

To be discussed

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- Rustic



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400 kilometers of trails to Verbier