

# MARTIGNY



Residential property  
2 apartments in Charrat

**CHF 1'195'000.-**



9



~167 m<sup>2</sup>

n° ref.

**5779160\_042062**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Located in a quiet, leafy environment, yet just minutes from Martigny, this building combines quality of life, profitability and strategic location. An opportunity not to be missed if you want to invest intelligently or live comfortably while enhancing your assets.

This residential building comprises two superb 4.5-room apartments each.

It offers a peaceful living environment yet close to amenities, in a dynamic region in the heart of the Valais.

The first floor apartment benefits from a pleasant private garden, perfect for enjoying moments outdoors, while the second seduces with its balcony with unobstructed views of the surrounding mountains.

Each unit has been designed to offer comfort and

functionality, with meticulous finishes and quality materials.

The building features a variety of communal areas, including a laundry room, cellars, a double garage and numerous outdoor parking spaces, a real asset for residents or visitors.

This property is ideally suited to an individual wishing to live in one of the units while generating a regular income with the rental of the second apartment.

The rental yield being able to cover a significant part, if not all, of your housing costs.

**SURFACES**

Living area	~ 167 m <sup>2</sup>
Surface of parcel	~ 690 m <sup>2</sup>
Terrace surface	~ 40 m <sup>2</sup>
Useful surface	~ 218 m <sup>2</sup>

**CARACTERISTICS**

Number of flats	2
Number of floors	2
Number of rooms	9
Number of balcony	1
Number of terraces	1
Year of construction	2017
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Draining of waste water	Separative
Second home	Non authorized
Parking places	Yes, obligatory

**ANNEXES**

- Double garage with automatic doors
- Cellars
- Laundry room
- Technical room
- 6 to 8 outdoor parking spaces

**DISTANCES**

Station	400 m
Freeway	3500 m
Primary school	500 m
Restaurants	500 m

**DISTRIBUTION****Ground floor****Apartment with 4.5 rooms:**

- Entrance with built-in wardrobes
- Fully equipped open kitchen
- Living room with electric fireplace and access to the 40 m<sup>2</sup> terrace and garden
- Bathroom with bath, WC and double vanity unit

- 2 bedrooms with built-in wardrobes
- Master suite with fitted dressing room and shower room comprising Italian shower, WC and washbasin

**1st floor****Apartment with 4.5 rooms:**

- Entrance with built-in wardrobes
- Fully equipped open kitchen
- Living room with electric fireplace and access to 12 m<sup>2</sup> balcony
- Bathroom with bath, WC and double vanity unit
- 2 bedrooms with built-in wardrobes
- Master suite with fitted dressing room and shower room comprising Italian shower, WC and washbasin





## LOCATION

Located in the heart of the Rhône plain, Charrat offers a peaceful, sunny living environment, yet is only a few minutes from Martigny. This charming Valais village captivates with its balance of nature, tranquility and urban proximity.

Inhabitants enjoy a verdant environment, walks along the Rhône, splendid views of the mountains, but also practical infrastructures: school, local shops and rapid access to transport. The commune favors harmonious development, while retaining its authentic village spirit.

At Charrat, you can live in peace and quiet, in a friendly atmosphere, while remaining connected to the dynamism of the region. An ideal place to settle down with the family, work nearby or enjoy an active retirement, in a natural and welcoming setting.

## CONSTRUCTION

This property is distinguished by its quality traditional construction, thought to offer comfort, durability and aesthetics. Every detail has been carefully considered to meet modern standards while ensuring excellent energy performance.

Triple glazing guarantees optimum thermal and sound insulation, while electric blinds provide everyday comfort.

Available fiber optics provide a fast, reliable internet connection, ideal for telecommuting or digital leisure.

Living spaces benefit from elegant lighting thanks to integrated spotlights, and automatic garage doors add a touch of practicality.

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The central vacuum system facilitates house maintenance, and window-integrated rods ensure a neat, functional finish.

In the living rooms, niches have been designed for multimedia integration, enabling discreet, harmonious installation of your equipment.

As for floor coverings, tile and imitation parquet floors combine elegance and ease of maintenance, while creating a warm, contemporary atmosphere in every room.

## OUTSIDE CONVENIENCES

This property is distinguished by its generous outdoor spaces, including a large **terrace of 40 m<sup>2</sup>** perfect for entertaining, a **balcony of 12 m<sup>2</sup>** offering a beautiful opening onto the environment, as well as a **garden of 120 m<sup>2</sup>** to savor tranquility in complete privacy.

It also features **6 to 8 parking spaces** outside, ideal for welcoming family and visitors with ease.

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## NEIGHBOURHOOD

- Village
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Primary school
- Secondary school
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Parking
- Garage
- Ground level access

## INSIDE CONVENIENCES

- Without elevator
- Cellar
- Storeroom
- Connected thermostat
- Triple glazing
- Bright/sunny
- Natural light

## EQUIPMENT

- Laundry

- Optic fiber
- Electric blind
- Outdoor lighting

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new
- Very good

## ORIENTATION

- South
- East

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- Garden
- Mountains

## FINANCIAL DATA

**Price**

**CHF 1'195'000.-**

**Availability**

To be discussed

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