

# ORSIÈRES



Charming village house to renovate. An authentic project!

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**CHF 235'000.-**

Price of parking place(s) in addition

 ~220 m<sup>2</sup>

n° ref. **040388**



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## SITUATION AND DESCRIPTION

Are you dreaming of revitalizing a house full of character, nestled in the heart of a picturesque village?

This traditional building with generous floor space and a rich history is waiting for you to restore it to its former glory!

Ideally located close to the village square and all amenities, in a listed village fabric, this voluminous building offers unique renovation potential.

A few steps from shops and a few minutes' walk from the train station, elementary school and cycle d'orientation, this historic residence, rare on the market, will enable you to create a living space in your image while enhancing its heritage.

With its preserved authenticity, exposed stonework, incomparable cachet and strong development

potential, this home offers you the opportunity to realize a magnificent project just minutes from the Verbier 4 Vallées, La Fouly, Champex Lac and Vichères Bavon ski resorts.

With the possibility of creating one or more living unit (s), this property also features a small attached barn also offering renovation potential as well as the possibility of creating the parking spaces required for this project.

Whether as a primary residence or to generate rental income or a bed & breakfast project, this historic residence, rare on the market, will enable you to create a living space to your image while enhancing your heritage.

A must-see.

## **SURFACES**

|                   |                      |
|-------------------|----------------------|
| Living area       | ~ 220 m <sup>2</sup> |
| Surface of parcel | ~ 83 m <sup>2</sup>  |

## **CARACTERISTICS**

|                   |                  |
|-------------------|------------------|
| Construction zone | Zone Vieux Bourg |
|-------------------|------------------|

## **DISTANCES**

|                   |       |
|-------------------|-------|
| Station           | 300 m |
| Public transports | 100 m |
| Primary school    | 350 m |
| Secondary school  | 800 m |
| Stores            | 100 m |
| Restaurants       | 50 m  |

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Primary school
- Secondary school
- Ski resort
- Hiking trails
- Doctor

## OUTSIDE CONVENIENCES

- Barn

## CONDITION

- To be renovated

## FINANCIAL DATA

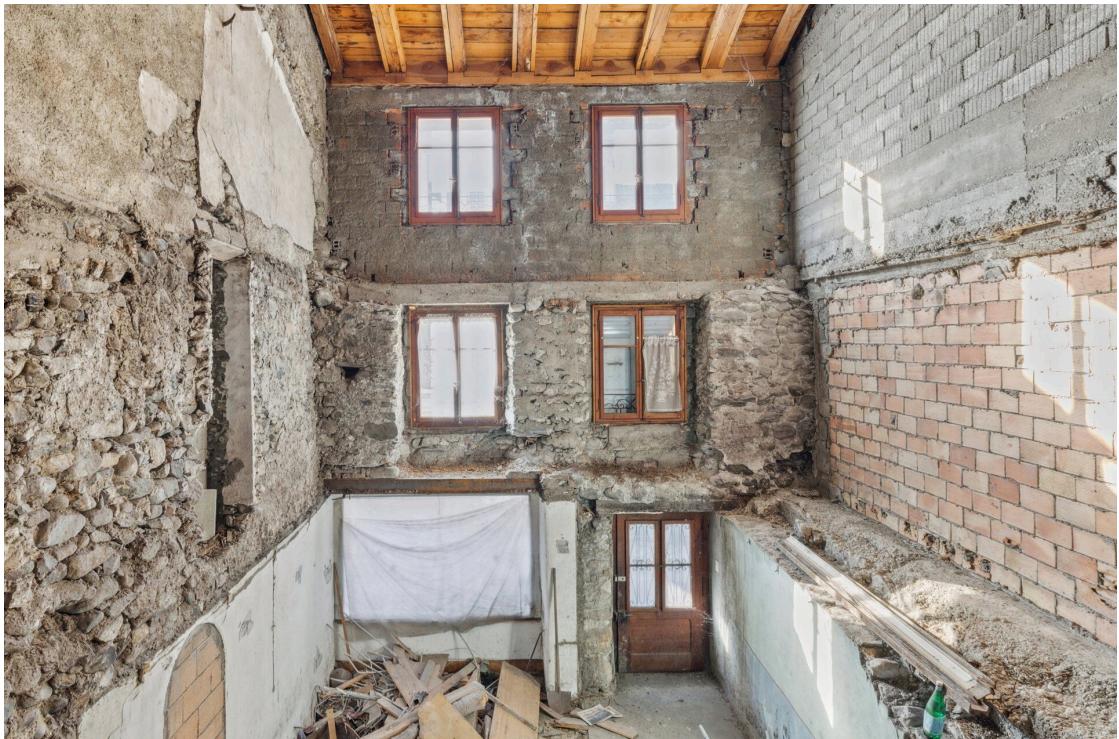
**Price**

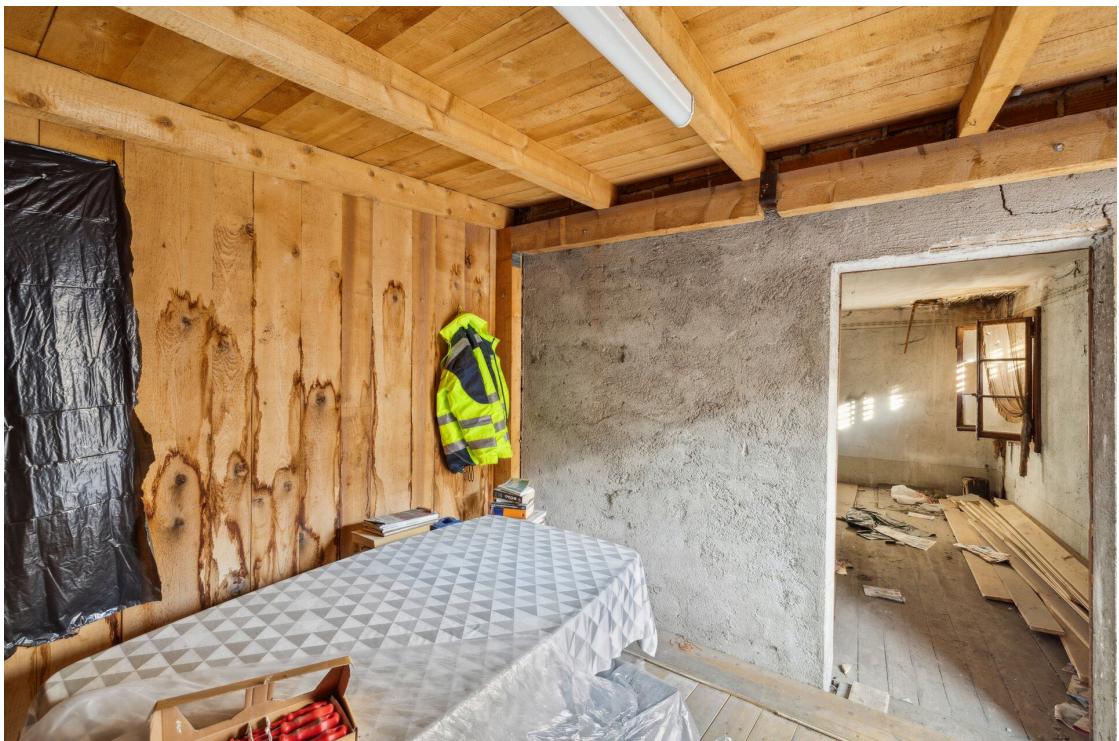
**CHF 235'000.-**

**Availability**

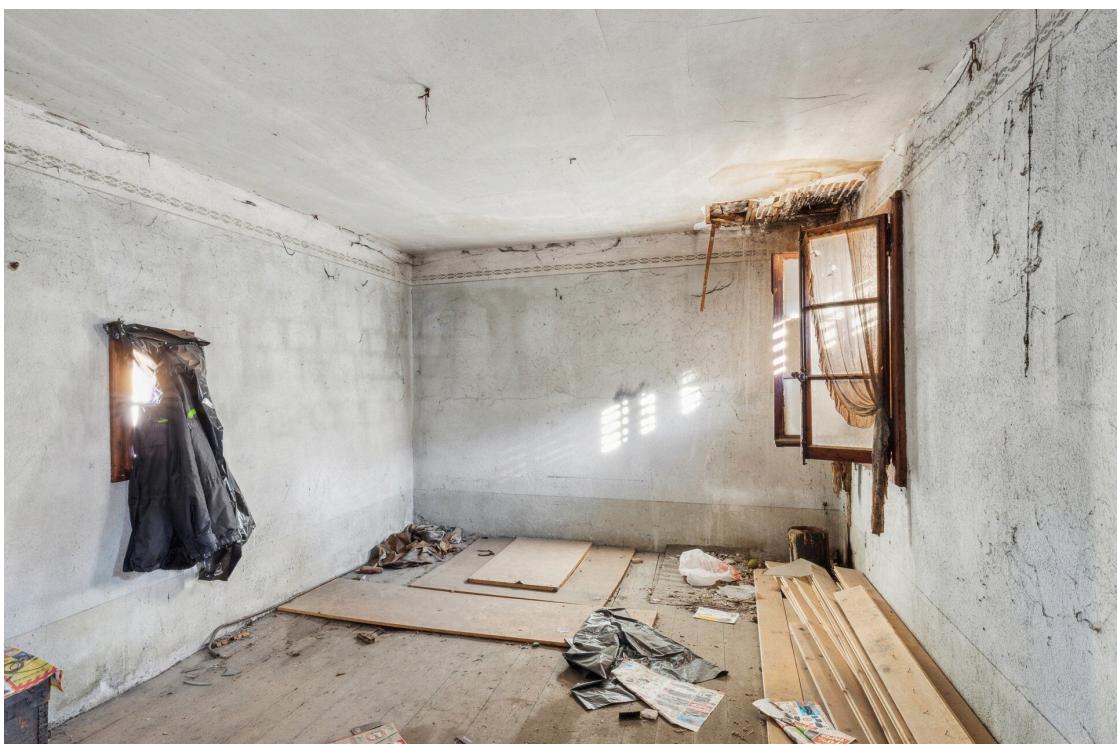
immediately

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