

# ARDON



Opportunity with great potential in the center  
of Ardon

**CHF 320'000.-**



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n° ref. **039928**



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

Superb barn with exceptional potential in the heart of Ardon. This building with its authentic charm lends itself to an ambitious conversion project thanks to a total possible floor area of 382 m<sup>2</sup>, spread over several levels.

Located on the Rhone plain between Sion and Martigny, this barn is in the immediate vicinity of local shops and amenities, such as the butcher's shop, Edelweiss Market, Volg and many others.

Its privileged location, in a popular region encompassing the villages of Conthey, Vétroz, Ardon, as well as the tourist destinations of Nendaz and Ovronnaz, will enable you to enjoy a unique living environment combining convenience and character.

The 191 m<sup>2</sup> plot offers an advantageous buildable density in the village center zone, where the walls and foundations, in excellent condition, can be preserved to bring your project to life.

Switzerland

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## **SURFACES**

Surface of parcel	~ 191 m <sup>2</sup>
Useful surface	~ 382 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	10
Year of construction	1900
Second home	Non authorized
Parking places	Yes, obligatory

## **ANNEXES**

- Box included

## **DISTANCES**

Station	1233 m
Public transports	281 m
Freeway	2808 m
Nursery school	736 m
Primary school	3762 m
Secondary school	3328 m
Secondary II school	3328 m
College / University	8004 m
Stores	287 m
Cable car	4617 m
Airport	6316 m
Post office	381 m
Bank	304 m
Hospital	10310 m
Restaurants	225 m
Park / Green space	1671 m

## NEIGHBOURHOOD

- Village
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Horse riding area
- Sports centre
- Bike trail
- Doctor

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Exposed beams
- With character

## CONDITION

- To be renovated
- Antique

## VIEW

- Nice view

## FINANCIAL DATA

**Price**

**CHF 320'000.-**

**Availability**

To be discussed

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