

FULLY



Investment property

Price upon request



~628 m²

n° ref. **039230**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nestled in a peaceful neighborhood and ideally located close to all amenities and public transport, this building represents an exceptional opportunity for investors seeking an attractive return.

Featuring 8 apartments, a commercial space and 12 parking spaces, this building was completely renovated in 2011 and has benefited from meticulous maintenance ever since. Renovations have been carried out with care, using high-quality materials to provide a comfortable and attractive living environment.

Each apartment has been furnished with care, showcasing elegant finishes and well-appointed spaces. Residents will appreciate modern comforts combined with the charm of traditional architecture.

Whether you're an experienced investor looking for lucrative opportunities or a newcomer to the real estate market, this building offers solid, sustainable yield potential.

8 apartments and 1 commercial space
12 outdoor parking spaces
Gross yield minimum : 4.52%
Net rental income: 126'600.-

SURFACES

Living area ~ 628 m²

DISTANCES

Public transports 197 m

Primary school 2516 m

Stores 684 m

Restaurants 391 m



LOCATION

The building's location in Fully offers a peaceful setting while remaining close to various amenities and services. Here's an overview of the proximities:

Supermarkets and grocery stores: Well-stocked supermarkets and local grocery stores can be found within a few minutes' drive of the Route du Chavalard, offering a variety of food products and household items.

Bakeries and patisseries: Artisan bakeries offering fresh bread, viennoiseries and pastries are also accessible nearby for your baked goods needs.

Bus stops: Bus stops are located close to the Route du Chavalard, offering convenient links to different parts of Fully as well as to neighboring towns.

Nearest train station: The nearest train station is a short drive away, offering rail connections to Martigny, Sion and other destinations.

Schools: Primary and secondary schools are nearby, offering educational options for families with children.

Health services: Doctor's surgeries, pharmacies and medical clinics are also accessible nearby, guaranteeing local healthcare for residents.

INFORMATION

Number of flats

8

Year of restoration

2011

PROXIMITY

- City centre
- Village
- Park
- Green
- Mountains
- Vineyard
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery

- Parking

INSIDE CONVENIENCES

- Without elevator
- Double glazing
- Bright/sunny
- With front and rear view

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear

STYLE

- Classic

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

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