

# SIERRE



Elegant villa with panoramic view and  
independent studio

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**CHF 1'900'000.-**

Parking place(s) included



7.5



6



~340 m<sup>2</sup>

n° ref. **044195**



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## SITUATION AND DESCRIPTION

### NE EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Nested in a quiet, leafy setting, this elegant 7.5-room villa captivates with its timeless charm and unobstructed views of the surrounding landscape. Built in 1988 on a generous 1,669 m<sup>2</sup> plot, it offers 1,719 m<sup>3</sup> of living space and an ideal living environment, combining privacy with immediate proximity to the center and all amenities.

The light-filled interior spaces open onto a vast, recently renovated terrace, perfect for enjoying the sunny days. Upstairs, the master suite houses a sumptuous large dressing room and marble bathroom. A hammam is located upstairs, creating a true space for relaxation and comfort.

On the lower ground floor, an independent studio with private access offers multiple possibilities - ideal for

hosting guests, generating rental income or exercising an independent professional activity.

Well-maintained over the years, the property features a large garage for three vehicles as well as three outdoor parking spaces. Comfort is assured by oil-fired underfloor heating.

A rare address, combining tranquility, spectacular views and ease of living a property of character where elegance, comfort and privileged location meet.

## SURFACES

Living area	~ 340 m <sup>2</sup>
Surface of parcel	~ 1669 m <sup>2</sup>
Terrace surface	~ 25 m <sup>2</sup>
Surface ground floor	~ 541 m <sup>2</sup>
Useful surface	~ 432 m <sup>2</sup>
Volume	~ 1719 cbm

## CARACTERISTICS

Number of floors	3
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	5
Year of construction	1988
Heating system	Fuel oil
Heating installation	Floor
Second home	Authorized
Inside parking place/s	3 included
Outside parking place/s	3 included
Total nb. of parkings	6 included
Basement	1
Parking places	Yes, obligatory

## DISTANCES

Station	972 m
Public transports	198 m
Freeway	1874 m
Nursery school	652 m
Primary school	652 m
Secondary school	965 m
Secondary II school	922 m
College / University	501 m
Stores	718 m
Cable car	3657 m
Airport	16295 m
Post office	713 m
Bank	728 m
Hospital	399 m
Restaurants	176 m
Park / Green space	1016 m

## DISTRIBUTION

### Lower ground floor

- Studio
- Kitchen-Living room
- Washroom with shower and WC

### Ground floor

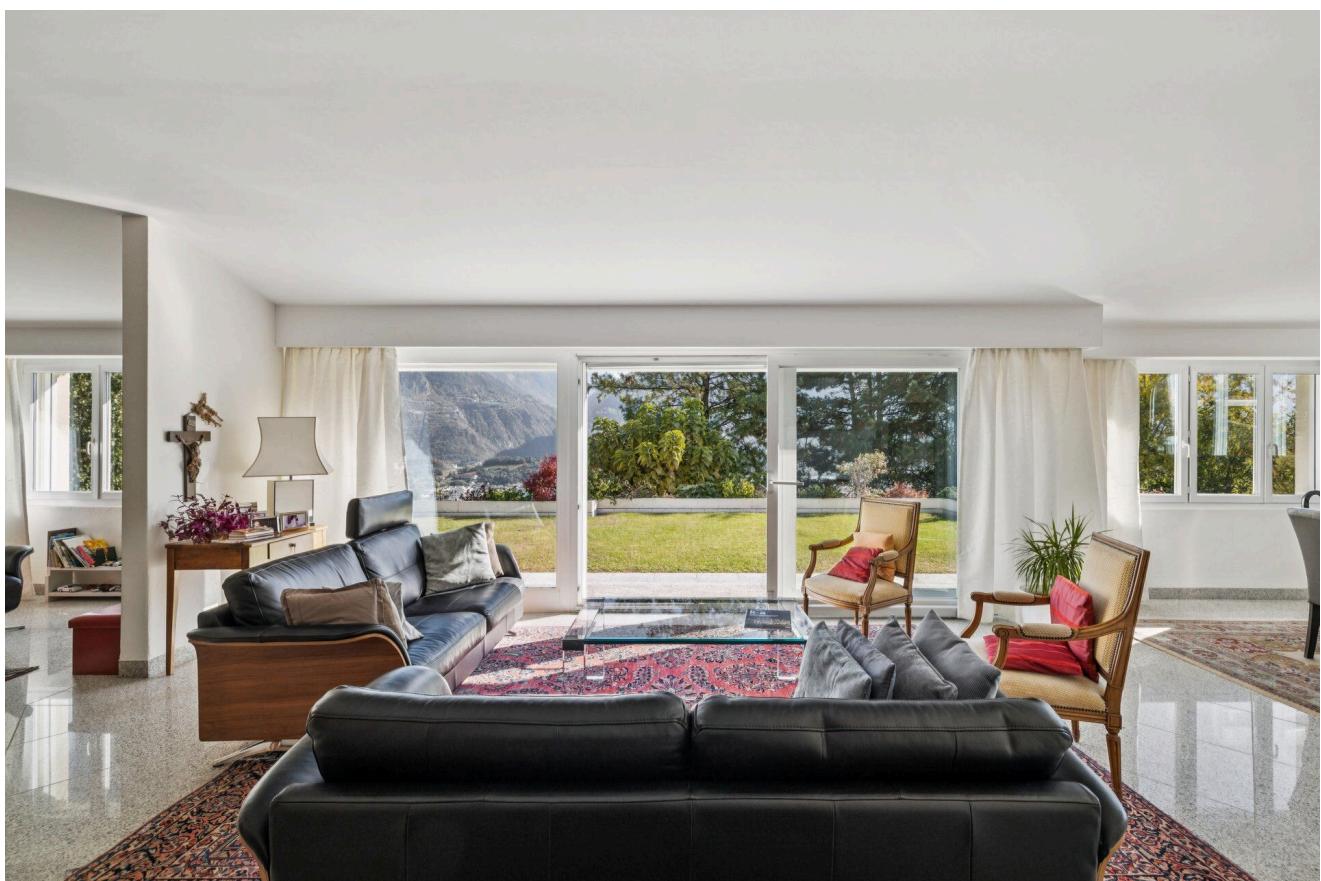
- Entrance hall
- Office or bedroom 1
- Cloakroom
- Visitors' WC
- Living room with access to south-facing terrace
- Kitchen with access to covered terrace
- Economator
- Cold room
- Staircase leading to first floor

### 1st floor

- Second living room, mixed space and lounge
- Parental suite with dressing room and shower room, shower, bath and WC
- Hammam
- 3 bedrooms, one with en-suite shower room
- Shower room
- Separate WC
- Buanderie

### Basement

- PC shelter
- Triple garage



## OUTSIDE CONVENIENCES

- Splendid garden, fully treed with trees, various shrubs, fruit trees and vines
- Vegetable garden and lawns
- Cellar
- Technical room
- 3 outdoor parking spaces

## NEIGHBOURHOOD

- Villa area
- Green
- Park
- Vineyard
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Ski lift
- Hiking trails
- Bike trail
- Soccer pitch

- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Robot mower

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Pantry
- Veranda
- Wine cellar
- Ski storage
- CP-Shelter
- Storeroom
- Hammam
- Built-in closet
- Furnace
- Bright/sunny
- Natural light
- With character
- Traditional solid construction

## FINANCIAL DATA

Price

**CHF 1'900'000.-**

Availability

To be discussed

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## **EQUIPMENT**

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Electric blind

## **FLOOR**

- Tiles
- Parquet floor
- Marble
- Granite

## **CONDITION**

- Good

## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Optimal
- Favourable
- All day

## **VIEW**

- Nice view
- Clear
- Valley view
- Unobstructed
- With an open outlook
- Park
- Forest
- Mountains







