

SAXON



New apartment with breathtaking views of the
Rhône valley

CHF 437'000.-

Price of parking place(s) in addition



2.5



1



~103 m²

n° ref.
038998_L3



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located at the foot of the Pierre-Avoir, just 10 minutes from Saxon, this 2.5-room apartment is part of a high-quality residential complex comprising 5 units. You'll be seduced by its exceptional location, which offers panoramic views of the Rhone valley, while enjoying the peace and proximity to nature.

- **Net living area** : 70.2 m² - **weighted**: 103 m²
- **Private balconies**: Enjoy outdoor space to relax and admire the scenery.
- **Quality construction**: Work is nearing completion.
- **Comfort and modernity** : The apartment offers a pleasant living environment, combining comfort and tranquility.

The pluses:

- **Common areas** : A shared carnotzet, ideal for convivial moments, with an optional wine cellar for

each lot.

- **Secured garage** : Independent box with direct access to the building.
- **Bike/ski room** : Optional ski locker on the first floor.
- **Family amenities** : A school bus service is organized by the commune.
- **Visitors** : 2 uncovered parking spaces are available for guests.

Don't miss this unique opportunity to acquire a home in an idyllic setting. Whether you're looking for a turnkey apartment or a project with work remaining, this development offers flexibility and quality of life. A full description of the construction and the status of the work carried out are available on request.

SURFACES

Living area	~ 103 m ²
Surface of parcel	~ 1780 m ²
Balcony Surface	~ 33.2 m ²
Cellar surface	~ 5.1 m ²
Surface ground floor	~ 103 m ²

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Number of balcony	2
Location floor	2nd floor

INFORMATION

Year of construction	2024
Basement	1
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

NEIGHBOURHOOD

- Green
- Mountains
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Wine cellar
- Carnotzet
- Bicycle storage
- With character

EQUIPMENT

- Photovoltaic panels
- Controlled ventilation
- Outdoor lighting

FLOOR

- Tiles

CONDITION

- New
- Planned works
- In its current state

VIEW

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

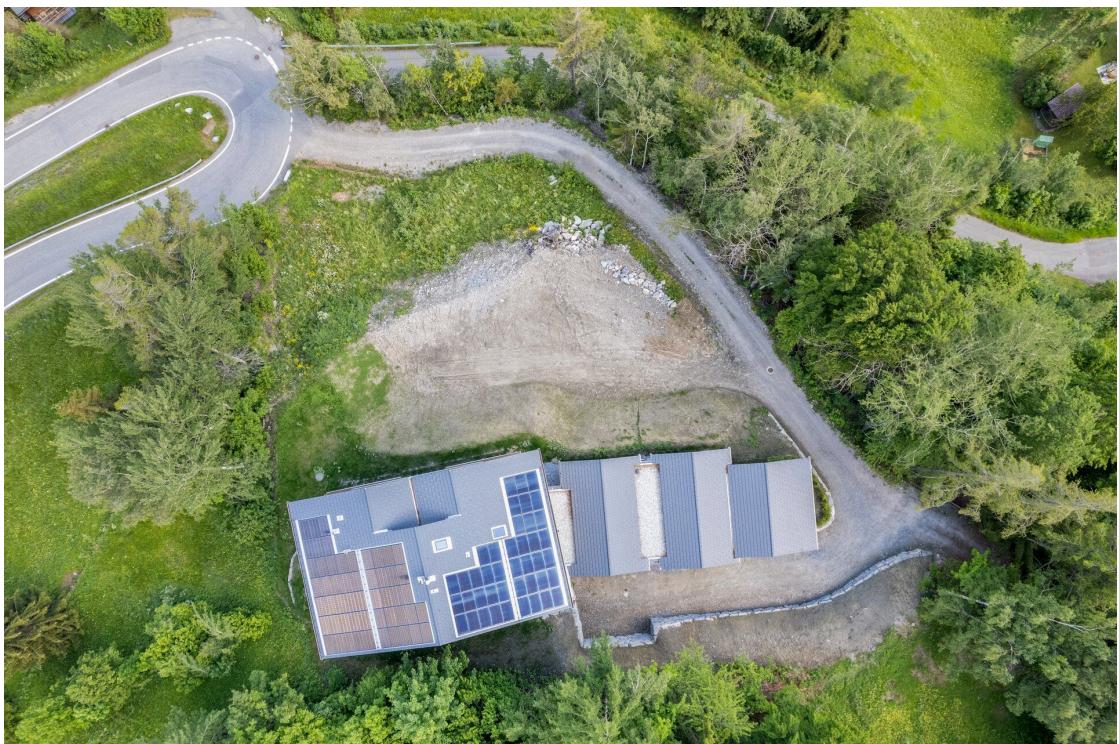
STANDARD

- Minergie®

FINANCIAL DATA

Price	CHF 437'000.-
Box price ①	CHF 35'000.-
Total price	CHF 472'000.-
Availability	Immediate

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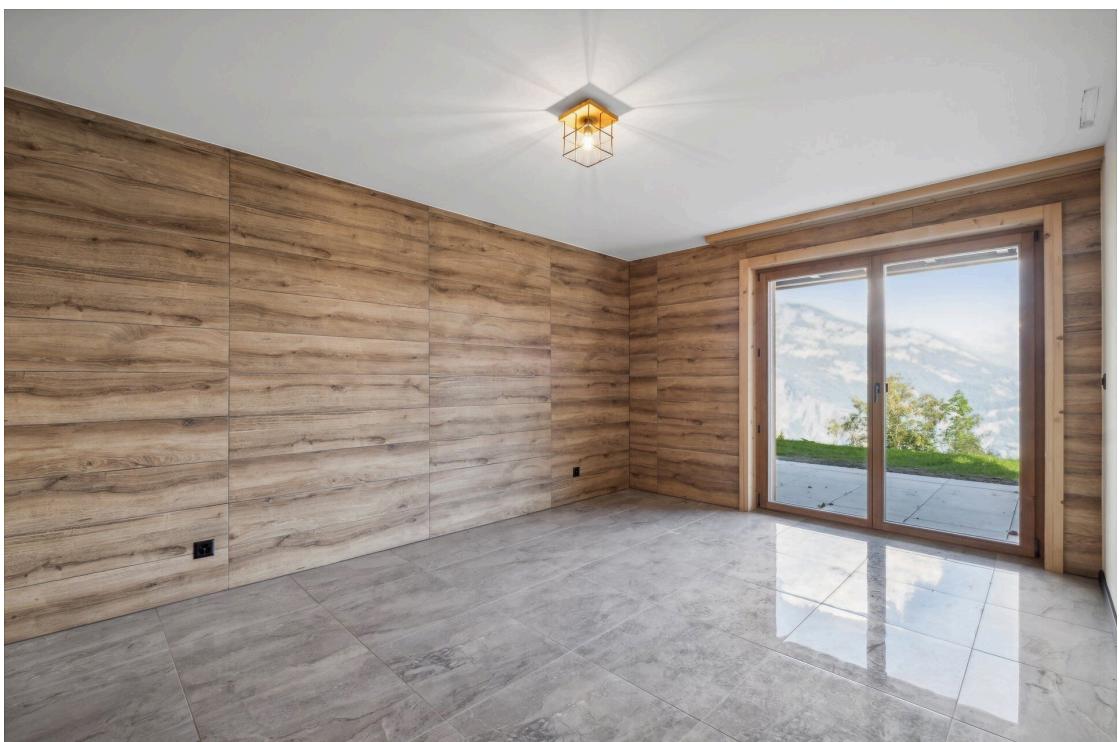
Plot and access road



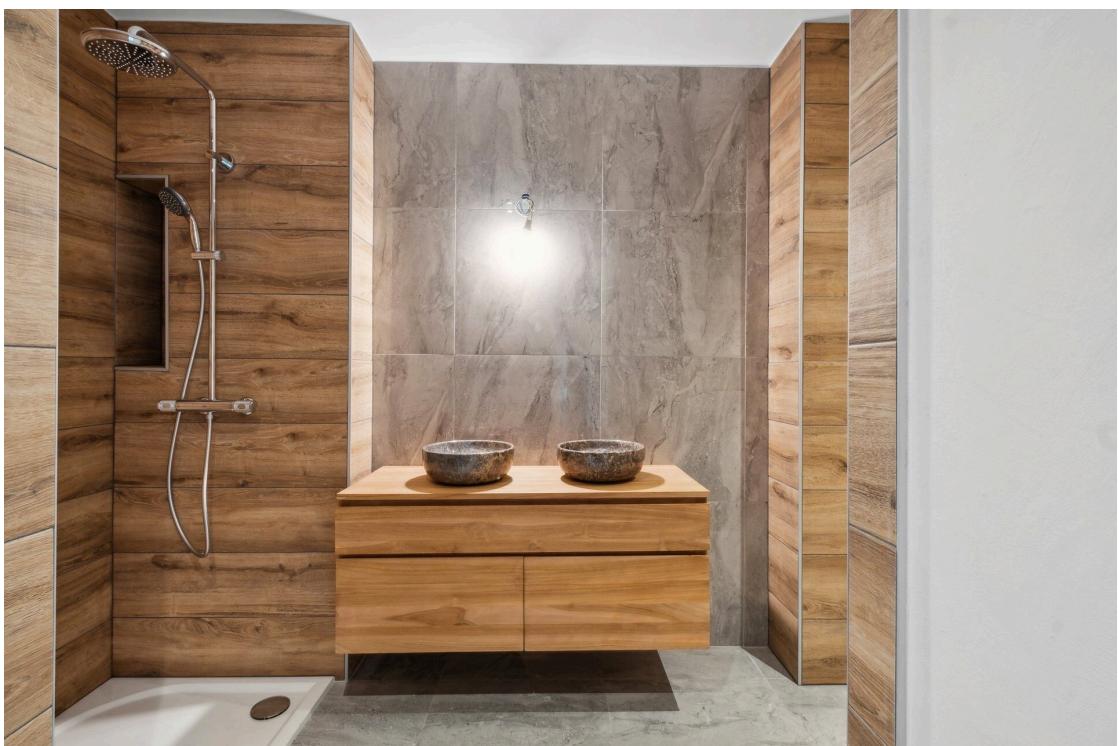
Main entrance - common areas



Living room app. L1 finished in standing



Master suite app. L1



Master suite app. L1



Plain view



Building

