

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
Avenue de la Gare 46B, 1920 Martigny

Pedro Domingues
+41 79 542 80 51
pedro.domingues@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



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.

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

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 it's 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

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.



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

