

LEYTRON



Résidence SOLENA - Lot B Leytron

CHF 630'000.-

Price of parking place(s) in addition



3.5



2



~91.5 m²

n° ref.

041129.041129-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Discover the new "Résidence Solena" development located in Leytron, in the Rhone Valley.

This charming village is just 13 km from Sion, ideal for those wishing to make a sound investment or simply live in a peaceful environment, yet within easy reach of the town and its amenities.

This modern residential project comprises 5 apartments of 2.5 and 3.5 rooms, each with a terrace and garden or balcony. The gross weighted surface areas of the apartments range from 57 m² to 113 m², offering spaces to suit everyone's needs.

The apartments are oriented according to different exposures, enabling each resident to enjoy natural light at different times of the day. Lots face east and west, providing a warm, sunny living environment.

Covered parking spaces in addition to the sale price ideally complete each lot.

SURFACES

Living area	~ 91.5 m ²
Weighted Surface	~ 113.1 m ²
Balcony Surface	~ 12.4 m ²
Surface ground floor	~ 106.9 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of levels	1
Number of balcony	1
Location floor	1st floor

ANNEXES

Outdoor covered parking spaces (extra)

DISTANCES

Public transports	149 m
Primary school	240 m
Stores	210 m
Restaurants	226 m

DISTRIBUTION

Entrance
Distribution hall with wall cabinets
Open kitchen
Dining room with balcony access
Living room
Bathroom/wc with laundry area
Master suite with shower room access
Bedroom
Balcony



MUNICIPALITY

Leytron is a Valais commune located in the Rhone Valley, at the heart of a privileged environment.

This village of almost 4,000 inhabitants captivates with its authenticity and warm atmosphere. Surrounded by vineyards and mountains, Leytron offers a peaceful living environment where nature takes center stage.

The community benefits from local infrastructures such as an elementary school, dynamic sports and cultural facilities, as well as meeting places that strengthen ties between residents.

Secondary school students can easily continue their education at the cycle d'orientation schools in Martigny or Sion, which are accessible thanks to good public transport links.

Leytron stands out for its conviviality, the richness of its wine-growing terroir, and a living environment conducive to well-being. It's an ideal place for families looking for a balance between rural tranquility and access to urban amenities.

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INTERNATIONAL REALTY

INFORMATION

Year of construction

2026

NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Primary school
- Secondary school
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Covered parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Built-in closet
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Connections for washing tower
- Bath

- Shower

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Garden
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 630'000.-

Availability

To be discussed

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Résidence SOLENA

1912 Leytron, CH

Reference	Batch	Type	Rooms	Floor	Living surface	Surface ground floor	Terrace surface	Balcony surface	Price	Status
041129.041129-A FOR SALE										
041129.041129-A.043877_Lot A	A	New apartment	2.5	Ground floor	41.5 m²	51.5 m²	10.3 m²	-	-	Reserved
041129.041129-A.043878_Lot B	B	New apartment	3.5	1st floor	91.5 m²	106.9 m²	-	12.4 m²	CHF 630'000.-	For sale
041129.041129-A.043879_Lot C	C	New apartment	2.5	1st floor	66.1 m²	78.8 m²	-	8.3 m²	CHF 460'000.-	For sale
041129.041129-A.043880_Lot D	D	New apartment	3.5	2nd floor	91.5 m²	106.9 m²	-	8.5 m²		Sold
041129.041129-A.043881_Lot E	E	New apartment	2.5	2nd floor	84 m²	87.1 m²	-	7.3 m²	CHF 580'000.-	For sale

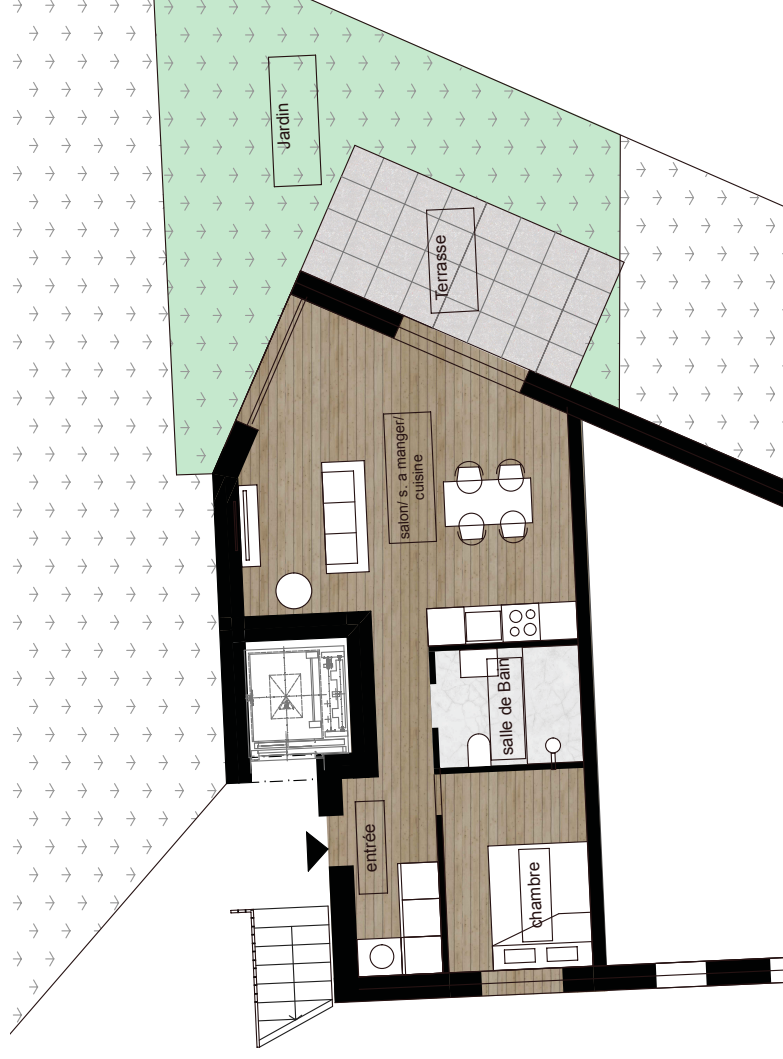
Parking places:

Surface calculation method:

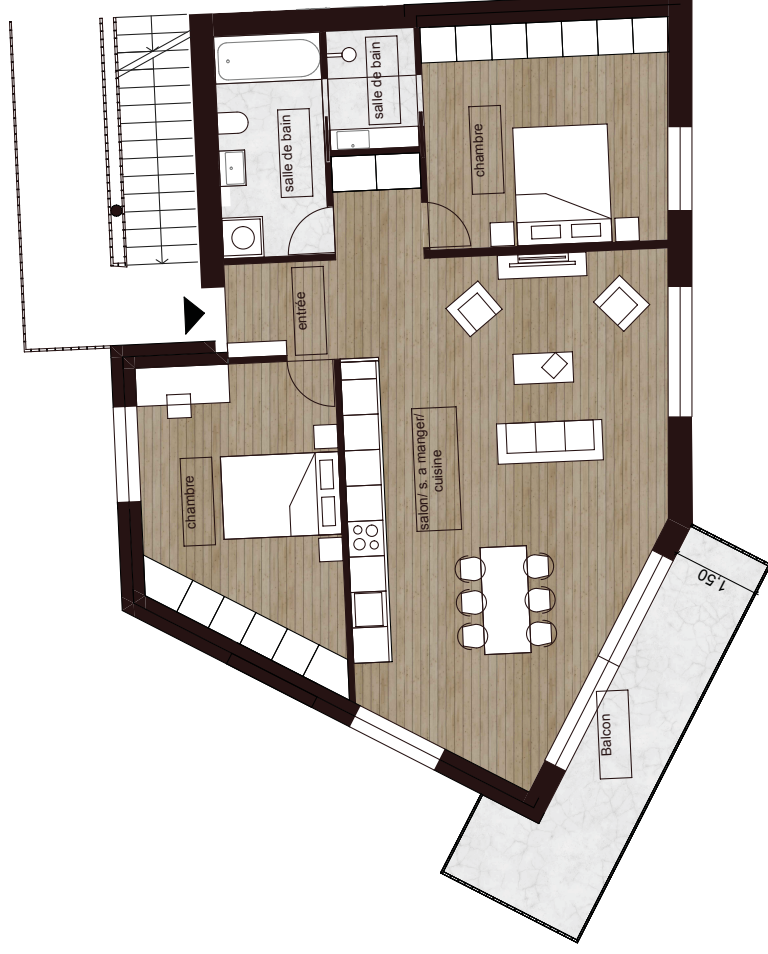
Two covered outdoor parking spaces per lot are available in addition to the sale price. The price is CHF 25,000/unit.

Lot surfaces are included within the rough walls of facades & separations between apartments/stairwell/lift.

Terraces are counted as 1/3 and balconies as 1/2. This document is non-contractual.



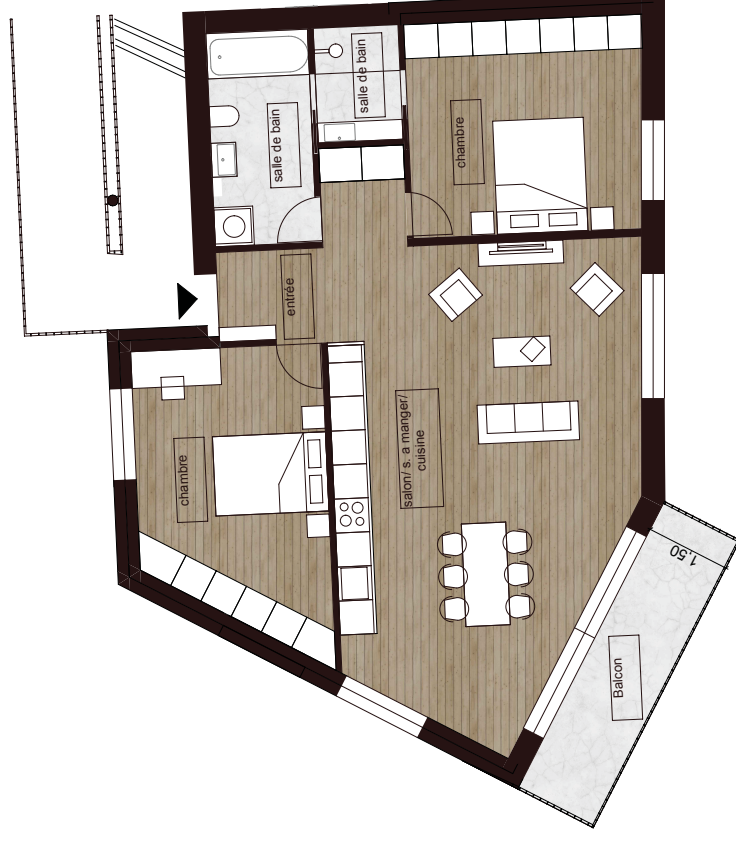
Lot	Nombre de pièces	Orientation	Surface brute	Surface nette de vente	Balcon	Terrasse	Jardin
A	2.5	E	51.49 m²	41.5 m²	-	10.34 m²	28 m²



Lot	Nombre de pièces	Orientation	Surface brute	Surface nette de vente	Balcon	Terrasse	Jardin
B	3.5	O	106.88 m ²	91.51 m ²	12.44 m ²	-	-



Lot	Nombre de pièces	Orientation	Surface brute	Surface nette de vente	Balcon	Terrasse	Jardin
C	2.5	E	78.8 m²	66.08 m²	8.29 m²	-	-



Lot	Nombre de pièces	Orientation	Surface brute	Surface nette de vente	Balcon	Terrasse	Jardin
D	3.5	O	106.88 m²	91.51 m²	8.54 m²	-	-



Lot	Nombre de pièces	Orientation	Surface brute	Surface nette de vente	Balcon	Terrasse	Jardin
E	3.5	E	8709 m²	84 m²	7.32 m²	-	-