

# LEYTRON



## Résidence SOLENA - Lot C Leytron

**CHF 460'000.-**

Price of parking place(s) in addition



2.5



1



~66.1 m<sup>2</sup>

n° ref.

**041129.041129-**



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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 m<sup>2</sup> to 113 m<sup>2</sup>, 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          | ~ 66.1 m <sup>2</sup> |
| Weighted Surface     | ~ 83 m <sup>2</sup>   |
| Balcony Surface      | ~ 8.3 m <sup>2</sup>  |
| Surface ground floor | ~ 78.8 m <sup>2</sup> |

**CARACTERISTICS**

|                     |           |
|---------------------|-----------|
| Number of rooms     | 2.5       |
| Number of bedrooms  | 1         |
| Number of bathrooms | 1         |
| 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  
Shower room/wc with laundry area  
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.

Switzerland

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## 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

- Fitted kitchen
- Furnished kitchen
- Connections for washing tower
- 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 460'000.-**

**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 |

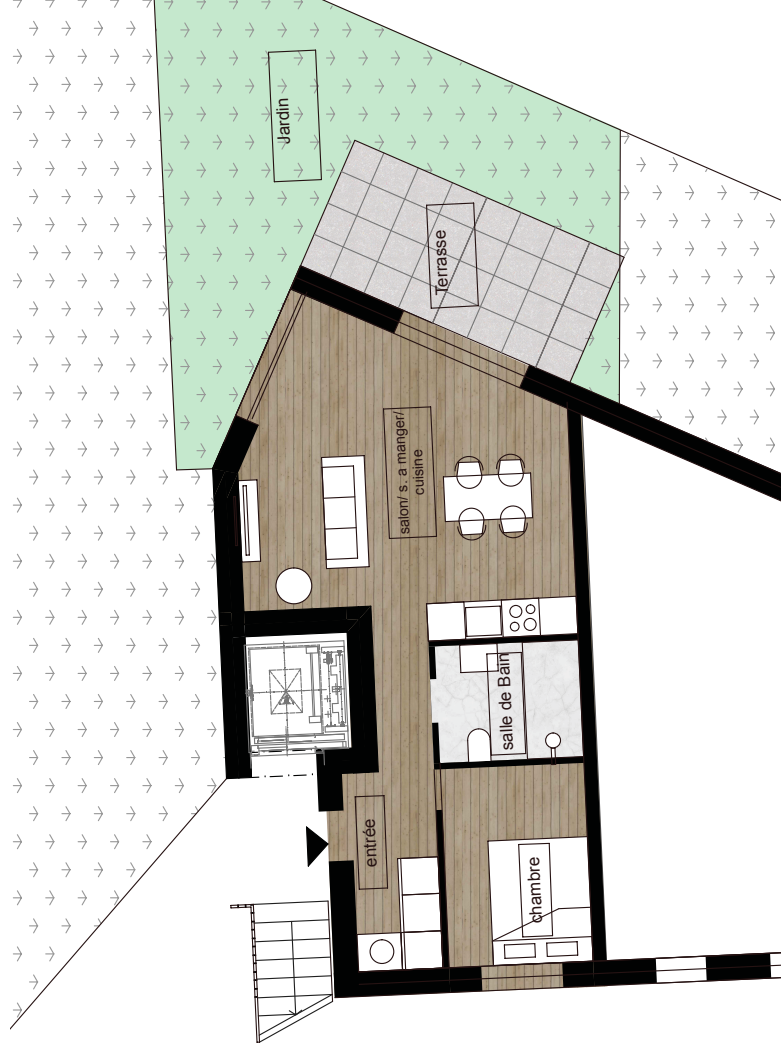
Parking places:

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

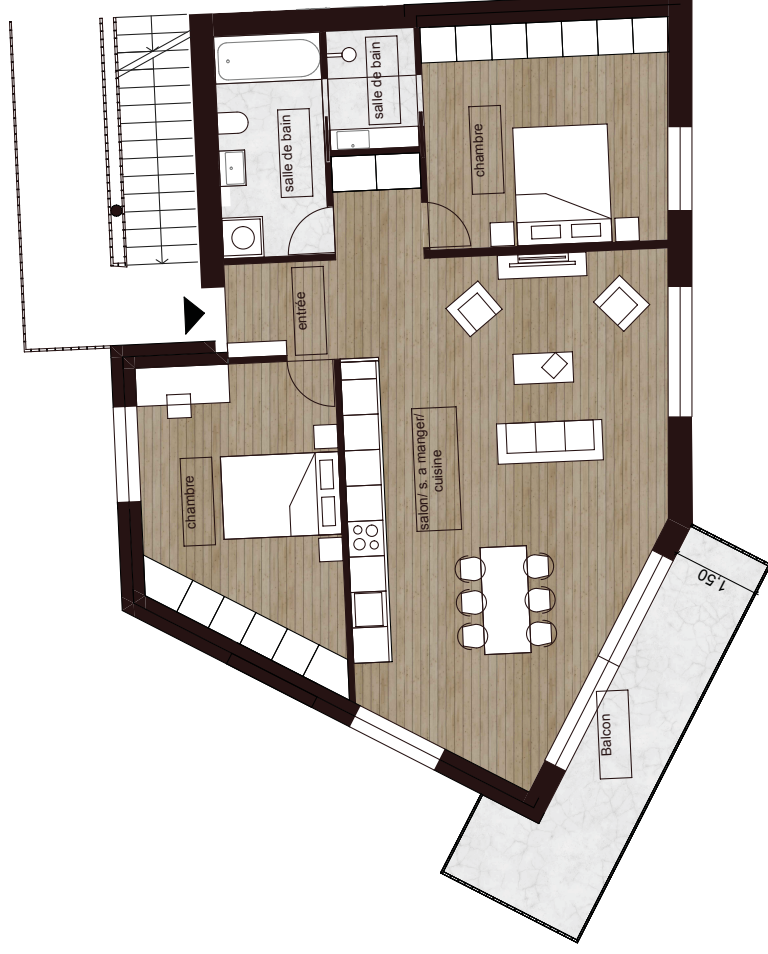
Surface calculation method:

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.



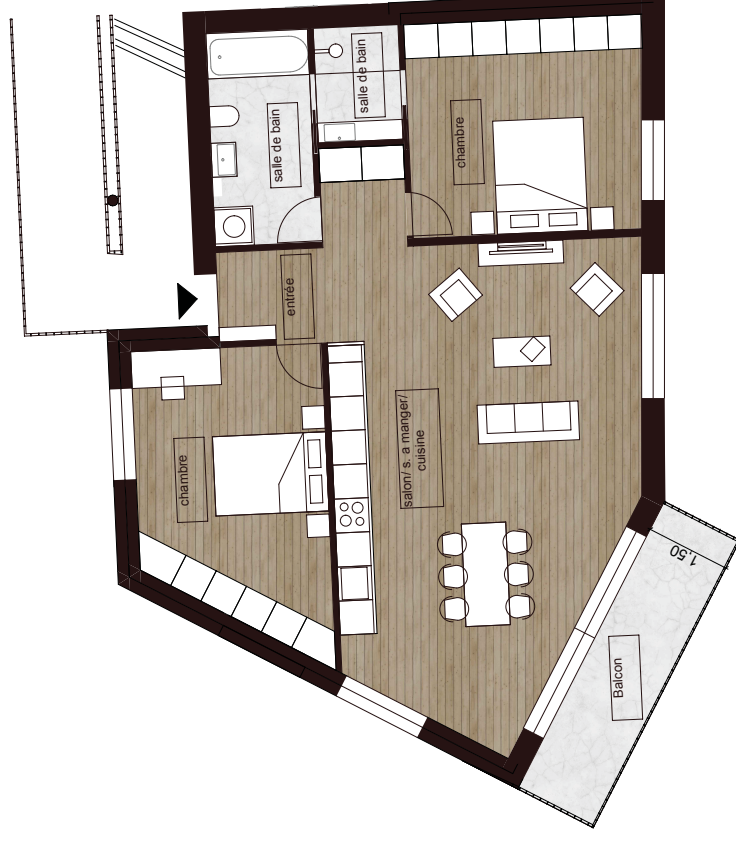
| Lot      | Nombre de pièces | Orientation | Surface brute   | Surface nette de vente | Balcon   | Terrasse        | Jardin       |
|----------|------------------|-------------|-----------------|------------------------|----------|-----------------|--------------|
| <b>A</b> | <b>2.5</b>       | <b>E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



| Lot      | Nombre de pièces | Orientation | Surface brute         | Surface nette de vente | Balcon               | Terrasse | Jardin |
|----------|------------------|-------------|-----------------------|------------------------|----------------------|----------|--------|
| <b>B</b> | <b>3.5</b>       | O           | 106.88 m <sup>2</sup> | 91.51 m <sup>2</sup>   | 12.44 m <sup>2</sup> | -        | -      |



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



| Lot      | Nombre de pièces | Orientation | Surface brute               | Surface nette de vente     | Balcon                    | Terrasse | Jardin   |
|----------|------------------|-------------|-----------------------------|----------------------------|---------------------------|----------|----------|
| <b>D</b> | <b>3.5</b>       | <b>O</b>    | <b>106.88 m<sup>2</sup></b> | <b>91.51 m<sup>2</sup></b> | <b>8.54 m<sup>2</sup></b> | <b>-</b> | <b>-</b> |



| Lot      | Nombre de pièces | Orientation | Surface brute  | Surface nette de vente | Balcon         | Terrasse | Jardin |
|----------|------------------|-------------|----------------|------------------------|----------------|----------|--------|
| <b>E</b> | <b>3.5</b>       | <b>E</b>    | <b>8709 m²</b> | <b>84 m²</b>           | <b>7.32 m²</b> | -        | -      |