

RIDDES



New 2.5-room apartment with large garden
and terraces

CHF 495'000.-

Price of parking place(s) in addition



2.5



1



~69 m²

n° ref. **043997**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

A veritable showcase of serenity ideally located in a quiet, residential environment, just a few steps from Riddes train station, all amenities, and motorway access, this superb new 2.5-room apartment embodies the perfect balance between contemporary elegance and comfortable living.

From the moment you enter, you'll be seduced by generous volumes, omnipresent natural light and carefully selected noble materials.

The living room, with its clean lines, boasts a very wide row of built-in cupboards and is extended by a magnificent open kitchen with dining area, whose top-of-the-range finishes and numerous storage spaces will satisfy the most demanding.

The living space opens harmoniously onto the terrace and a vast private flat garden, both south-facing. A

second, covered terrace extends the living spaces, ideal for entertaining or savoring moments of relaxation in any season.

The large bedroom also enjoys its own access to a terrace.

Completed by an outdoor parking space located in front of the building entrance, a covered parking space, a very large 12m² convertible cellar as well as a bicycle/pushchair room, this 69m² property offers a rare quality of life.

Parking spaces are sold at CHF 10'000.- and CHF 20'000.- respectively, purchase in addition to the sale price.

Exterior fixtures and fittings currently being finished.

A must-see!"

SURFACES

Living area	~ 69 m ²
Weighted Surface	~ 87.4 m ²
Terrace surface	~ 55 m ²
Cellar surface	~ 12 m ²

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Location floor	Garden floor

DISTANCES

Public transports	800 m
Primary school	530 m
Stores	600 m
Restaurants	600 m

DISTRIBUTION**Garden floor**

Entrance hall
Living room with built-in cupboards
Fitted kitchen with dining area
Large double bedroom
Shower room with WC and walk-in shower
Integrated washing column connection in cupboards

Basement

Large cellar of 12m²
Interior parking space



OUTSIDE CONVENIENCES

Large flat garden facing south

South-facing terrace

Large covered terrace facing south and west

INFORMATION

Year of construction	2024
Year of restoration	2025
Heating installation	Floor
Heating system	Heat pump

NEIGHBOURHOOD

- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Underground car park
- Visitor parking space(s)

- Open kitchen
- Cellar
- Bicycle storage
- Built-in closet
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Connections for washing tower

CONDITION

- New

ORIENTATION

- South
- East

STYLE

- Modern

FINANCIAL DATA

Price	CHF 495'000.-
Price park. int. ①	CHF 20'000.-
Price park.ext ①	CHF 10'000.-
Total price	CHF 525'000.-
Availability	To be discussed

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Living room



Living room



Kitchen / living room



Kitchen



Hall to living room



Room



Shower room



Room with terrace



Indoor parking space



Cellar