

AYENT



Villa moderne Ayent - Optimum sunshine and
mountain views

CHF 980'000.-



5



3



~180 m²

n° ref. **New Vista
Alpina 1**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausane

Benjamin Lamers

+41 21 781 01 34

benjamin.lamers@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

Located at the entrance to Le Blignou, this new-build villa enjoys an ideal location, just a few minutes' walk from all amenities: bank, restaurants, bakery, supermarket and bus stop.

The town of Sion can be reached by car in 15 minutes, and the school is just 2 minutes away.

Enjoy all-day sunshine and unobstructed mountain views.

The villa is composed as follows:

1st floor:

- 1 Direct access from the road,
- 1 covered parking space,
- 1 entrance hall leading to staircase,
- 1 storeroom/technical room,

Ground floor:

- 1 large, bright, south-facing living room with access to a terrace and garden,
- 1 open-plan kitchen, fully equipped and modern,
- 1 spacious storeroom,
- 1 guest WC

Basement:

- 1 south-facing en suite bedroom, with shower room, double washbasin and dressing room,
- 2 double bedrooms, each with exterior access,
- 1 bathroom with WC

The villa will be built with quality materials by local professionals, including triple-glazed windows for optimum insulation. Underfloor heating with heat

pump, and solar panels on the roof, ensure maximum energy efficiency.

As well as being close to the town of Sion, this house is just 10 minutes from Anzère and 20 minutes from the ski resorts of Crans-Montana.

This location offers a perfect compromise between proximity to the city and access to mountain leisure activities, making it a truly privileged living environment for families.

SURFACES

Living area	~ 180 m ²
Weighted Surface	~ 192 m ²
Garden surface	~ 23.1 m ²
Terrace surface	~ 13.4 m ²

CARACTERISTICS

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Parking places	Yes, obligatory

DISTANCES

Public transports	120 m
Primary school	1169 m
Stores	347 m

PROXIMITY

- Village
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Restaurant(s)
- Bus stop
- Near a golf course
- Ski resort
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Carport
- Ground level access

INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Bicycle storage
- Ski storage

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Shower

- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- East

EXPOSURE

- All day
- Morning

VIEW

- Clear
- Far view
- Unobstructed
- With an open outlook
- Mountains
- Alps

STYLE

- Modern

FINANCIAL DATA

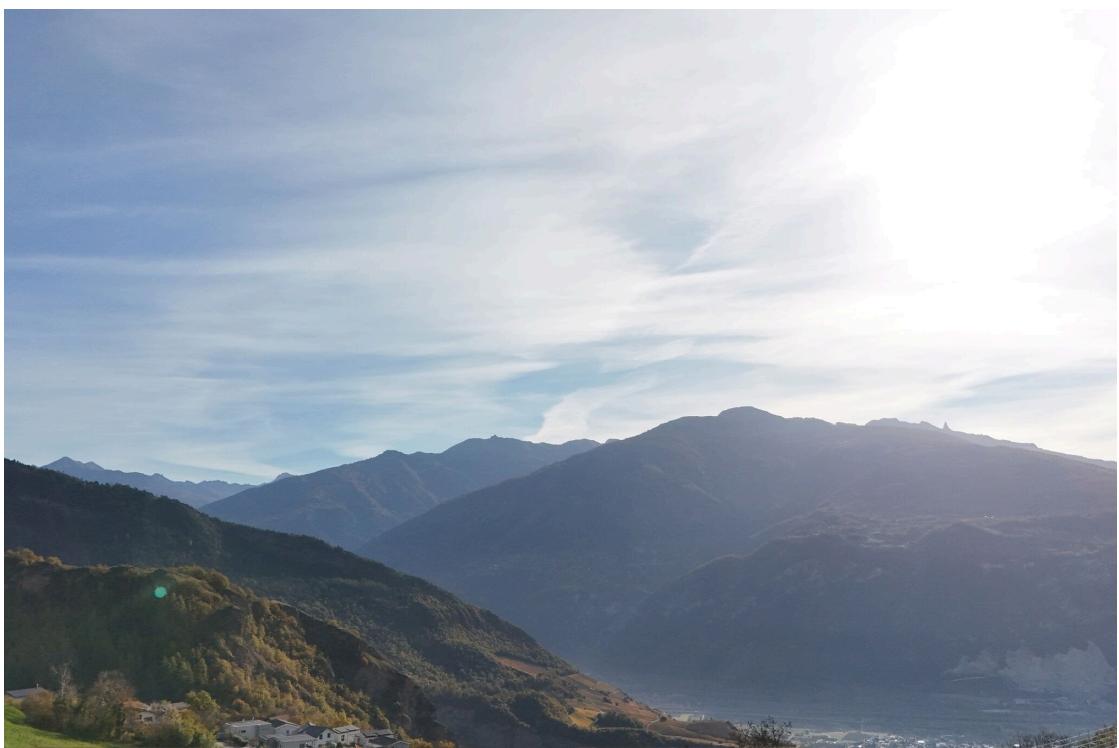
Price

CHF 980'000.-

Availability

To be discussed

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



Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch

Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch