

# RANDOGNE



New Minergie P villa in Randogne

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**CHF 2'050'000.-**



6.5



4



~189 m<sup>2</sup>

n° ref.  
**Bishorn\_Nord**



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## SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty presents a magnificent new villa located in Randogne.

Ideally situated near the village of Randogne, this spacious and modern villa offers all the comforts you could want in a primary residence.

Set in a very quiet residential area, just 9 minutes from the Crans-Montana resort, it enjoys easy access to the Bluche-Randogne funicular railway station and all nearby amenities: schools, shops and restaurants.

Randogne enjoys a lively village life throughout the year.

### Ground floor (level 0)

- 1 spacious entrance hall
- 1 fully equipped open-plan kitchen with dining area

and access to the balcony

- 1 garage with direct access to the villa

### First garden level (level -1)

- 1 living room with high ceilings, wood-burning stove and access to the garden
- 1 double bedroom with access to the garden
- 2 double bedrooms
- 1 study or games room
- 1 bathroom
- 1 shower room
- 1 guest WC
- 1 storeroom

### Lower garden level (level -2)

- 1 master bedroom with private south-facing terrace, dressing room
- 1 en-suite shower room
- 1 laundry room
- 1 private cellar

Ideally located and perfectly laid out, this villa is available only as a primary residence for Swiss citizens or holders of a B or C permit.

## SURFACES

Living area	~ 189 m <sup>2</sup>
Surface of parcel	~ 837 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Number of balcony	1
Number of terraces	2
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Construction zone	Ponteille

## PROXIMITY

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Child-friendly
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Guests lavatory

- Swedish stove
- Bright/sunny
- Natural light

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Valley view
- Panoramic
- Mountains
- Alps

## STYLE

- Modern

## STANDARD

- Minergie® P

## FINANCIAL DATA

### Price

CHF 2'050'000.-

### Availability

To be discussed

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