

ICOGNE



Magnificent renovated barn in the heart of
the village of Icoigne

CHF 1'450'000.-



5.5



4



~170 m²

n° ref. **La Grange**



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

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty Crans-Montana presents:

Ideally located in the heart of the old village of Icogne, this fully renovated former farmhouse is bathed in light, with open views of the mountains and the traditional rooftops of the hamlet.

A rare property, where the charm of heritage blends with a more contemporary art of living.

Reimagined by an architect with particular attention to volumes, materials, and the enhancement of the site's history, this home offers a character that is immediately perceptible upon entering. Each space reflects the owner's inspirations and travels, giving the chalet a strong and distinctive identity.

The layout over two levels

- On the ground floor:
 - 1 cosy fireplace area with a wood stove
 - 1 double bedroom
 - 1 children's bedroom
 - 1 guest bathroom
 - 1 relaxation / massage room
 - 1 access to the terrace
- Upstairs:
 - 1 intimate and bright bedroom with its dressing room
 - 1 open kitchen with dining area
 - 1 bathroom
 - 1 second terrace, offering a direct connection to nature and the historic rooftops of the village

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

- 1 spacious double bedroom on the mezzanine

Icogne impresses with its authenticity, its calm atmosphere, and its immediate proximity to Crans-Montana and Lens, while preserving an incomparable quality of life.

The municipality also benefits from an advantageous tax rate, a rare asset for residents.

Renovated farmhouses in the heart of the village are now almost impossible to find: this property is a true exception on the Valais real estate market, ideal for lovers of heritage, discretion, and nature.

The house is surrounded by walking paths, with direct proximity to the bus stop and the Café d'Icogne.

SURFACES

Living area	~ 170 m ²
Terrace surface	~ 85 m ²
Total surface	~ 208 m ²
Volume	~ 741 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Year of construction	1800
Year of restoration	2017
Heating system	Electricity
Heating installation	Radiator
Second home	Authorized

DISTANCES

Public transports	5 m
Restaurants	96 m

FINANCIAL DATA

Price	CHF 1'450'000.-
Availability	immediately

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







