

FULLY



Two-family building to renovate

CHF 1'080'000.-

Parking place(s) included



6.5



5



~187 m²

n° ref. **046750**



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Sotheby's
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SITUATION AND DESCRIPTION

NE EXCLUSIVE SWITZERLAND SOTHEBYS INTERNATIONAL REALTY

This small building is located in a quiet, pleasant residential environment, offering a sought-after living environment while remaining close to essential amenities and main roads.

Composed of **two separate units**, it represents an interesting opportunity both for an investor and for a family or multigenerational project.

The first unit is a **2.5-room** apartment, fully renovated in 2009. It features a functional layout and a **beautiful covered terrace**, ideal for enjoying the outdoors in any season. Currently rented for **CHF 1,300.- including charges**, it guarantees an immediate and secure return.

The second, more spacious apartment comprises

four bedrooms plus an office, divided into duplex. It benefits from a **large private garden**, offering exceptional potential for a family wishing to enjoy a vast outdoor space. However, this apartment requires complete renovation, leaving the freedom to rethink the volumes and finishes according to one's needs and desires.

The building thus offers a rare combination of existing rental yield and strong potential for value enhancement after work.

A property with strong potential, ideal for a savvy investor or for a buyer wishing to combine living and rental income.

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SURFACES

Living area	~ 187 m ²
Surface of parcel	~ 518 m ²
Balcony Surface	~ 10 m ²
Terrace surface	~ 35 m ²
Underground surface	~ 72 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Number of terraces	2

ANNEXES

- 3 covered parking spaces (included in price)

DISTANCES

Station	2029 m
Public transports	327 m
Freeway	2371 m
Nursery school	866 m
Primary school	2701 m
Secondary school	1182 m
Secondary II school	1182 m
College / University	5743 m
Stores	882 m
Cable car	9546 m
Airport	17729 m
Post office	835 m
Bank	688 m
Hospital	3377 m
Restaurants	568 m
Park / Green space	402 m

DISTRIBUTION**Ground floor**

- 2.5-room apartment
- Bedroom

- Bathroom
- Kitchen
- Living/dining room
- Terrace

1st floor

5.5-room duplex apartment

- Kitchen
- Living/dining room
- Office
- Bathroom
- Bedroom
- Parent's bedroom

2nd floor

- Two bedrooms
- Bathroom

Basement

- Cellar
- Technical room
- Carnotzet



LOCATION

Located on the right bank of the Rhône River, Fully captivates with its terraced vineyards, generous sunshine and proximity to nature.

The building's location allows you to enjoy a quiet setting while remaining just minutes from shops, schools and communal infrastructure.

The main roads are quickly accessible, easily linking Martigny and Sion, giving this address a strategic position between plain and mountain.

Outdoors enthusiasts will also appreciate the immediate proximity of hiking trails, wine-growing hillsides and the region's emblematic natural areas.

An ideal location for those seeking a balance between residential tranquility, accessibility and Valais quality of life.

INFORMATION

Number of floors	3
Year of construction	1960
Number of flats	2
Basement	2
Year of restoration	2009
Heating installation	Radiator, Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Soccer pitch
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Covered parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory
- Cellar
- Carnotzet
- Unfurnished
- Heating Access
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA**Price****CHF 1'080'000.-****Availability**

To be discussed

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CONDITION

- To be renovated
- In it's current state

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Mountains

STYLE

- Character house



Room for 2,5 pcs



To renovate



To renovate



To renovate



To renovate



Garden



To renovate



To renovate



To renovate



Living room 2,5 pcs



Terrace 2,5 pcs