

# BRAMOIS



Opportunity in the heart of the old village of  
Bramois!

~266 m<sup>2</sup>

n° ref. **20813D**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

This property, located in the heart of the charming village of Bramois in the commune of Sion, comprises 5 apartments for renovation. It offers the possibility of creating one or more apartments, at the buyer's discretion. From the attic, you'll enjoy a magnificent view of the Castles of Sion. On the south side, you'll find a pretty 166 m<sup>2</sup> garden in a very quiet setting, providing plenty of coolness during the summer season.

The village amenities are within easy walking distance, and less than 15 minutes by car will take you to the capital and the joys of the city.

This property, built around 1900, requires renovation work. The roof was renovated without insulation in 2004, then in 2014 an introduction to town gas was installed in the cellar.

The building is distributed as follows:

Basement:

- 3 Large cellars

Ground floor:

- Studio
- 2.5 rooms with access to the garden

1st floor:

- 2-room apartment overlooking the pedestrian street
- 2-room apartment with balcony overlooking the garden

2nd and 3rd floor:

- 5.5-room duplex with 360° view

These lots are not currently habitable.

City gas has already been introduced in the cellar.

Public parking spaces are available 100 meters away

## **SURFACES**

Living area	~ 266 m <sup>2</sup>
Surface of parcel	~ 282 m <sup>2</sup>

## **DISTANCES**

Public transports	122 m
Primary school	289 m
Secondary school	396 m
Stores	205 m
Post office	205 m
Bank	282 m
Hospital	1381 m
Restaurants	80 m

## **DISTRIBUTION**

### **Ground floor**

- Studio
- 2.5 rooms with access to the garden

### **1st floor**

- 2-room apartment overlooking the pedestrian street
- 2-room apartment with balcony on the garden

### **2nd floor**

- 5.5 room duplex with 360° view

### **Basement**

- Large cellars

## INFORMATION

Number of floors	5
Year of construction	1900
Number of flats	5
Basement	1
Year of restoration	2014
Heating system	Gas

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- Tennis centre
- Hiking trails
- Religious monuments

## OUTSIDE CONVENIENCES

- Garden
- Greenery
- Public parking

## FLOOR

- At your discretion
- Tiles
- Parquet floor
- Vinyl
- Carpet

## CONDITION

- To be renovated
- In renovation

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Mountains

## FINANCIAL DATA

### Price

### Availability

immediately

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