

ORSIÈRES



Charming family home with garden and view

CHF 945'000.-

Parking place(s) included



8



5



~190 m²

n° ref. **039169**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This charming house in Orsières offers a peaceful and ideal living environment. With its 190 m² of living space, terraces and gardens, it is ideal for a large family as well as for lovers of peace and nature.

This home features exposed beams and high ceilings, creating a warm and welcoming atmosphere.

Above the living room, a small mezzanine that can be converted is equipped with a skylight bringing in plenty of natural light. The living area is convivial with a wood-burning stove, ideal for winter evenings.

All bedrooms benefit from direct access to an outside area, be it a balcony or terrace, and the dining room opens onto a balcony perfect for enjoying the fresh air and mountain views.

The beautifully landscaped main garden features a

barbecue for convivial outdoor moments as well as stunning views over the surrounding plain.

The house also includes several outdoor parking spaces and a garage.

Don't miss this unique opportunity to live in a house combining rustic charm and modern comfort, in an idyllic setting.

For more information or to arrange a viewing, please do not hesitate to contact us

SURFACES

Living area	~ 190 m ²
Surface of parcel	~ 609 m ²

CHARACTERISTICS

Number of rooms	8
Number of bedrooms	5
Number of bathrooms	2
Number of balcony	2
Number of terraces	2
Heating system	Electricity, Wood
Heating installation	Radiator, Stove
Second home	Non authorized
Outside parking place/s	6 included
Number of boxes	1 included
Total nb. of parkings	7 included
Construction zone	Zone villas ③

ANNEXES

- Garage
- Outdoor parking spaces

DISTANCES

Station	368 m
Public transports	338 m
Primary school	397 m
Secondary school	228 m
Stores	376 m
Post office	426 m
Bank	458 m
Restaurants	366 m

DISTRIBUTION**Garden floor**

- Entrance hall
- Living room with stove and access to balcony
- Kitchen/dining room with access to balcony
- Convertible mezzanine
- Bedroom/study
- Shower room/wc
- Bedroom with access to terrace

- Terrace and garden with barbecue

Upper ground floor

- 4 bedrooms with balcony access
- Bathroom/wc



LOCATION

Orsières is a picturesque village in the heart of the Swiss Alps, in the Entremont District.

Easy to reach by car or train, Orsières is just 30 minutes from Aosta (Italy) and Martigny, with motorway access to Sion/Sierre and the Canton of Vaud.

This village offers an exceptional quality of life and easy access to numerous outdoor activities, such as mountain biking, skiing and many others. Just 15 minutes away, you'll enjoy access to the Verbier/4 Vallées ski area, as well as the ski resorts of La Fouly, Champex Lac and Vichères Bavon.

With its charming streets and rich heritage, Orsières is a great place to live, combining tranquility and conviviality. The Migros and Coop shopping centers, as well as the Maison de la Santé with its numerous medical practices, are just a 10-minute drive away.

A number of educational establishments serve the village's residents, including the Orsières elementary school in the heart of the village, and the Saint-Bernard orientation school

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Primary school
- Secondary school
- Ski resort
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Garage
- Barbecue

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Swedish stove
- Natural light
- Mezzanine
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- Very good

EXPOSURE

- Good

VIEW

- Nice view
- Clear
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

CHF 945'000.-

Availability

To be discussed

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