

GRIMISUAT



Charming renovated property with large garden

CHF 1'370'000.-



5.5



4



~185 m²

n° ref.

5522891_039350



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Switzerland

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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Discover this superb detached villa located in Grimisuat. Perfectly designed to meet the needs of families, this home is just 10 minutes from the center of the Valais capital, in a quiet residential area that enjoys sunshine all day long. Grimisuat offers all essential amenities and benefits from a peaceful and pleasant environment.

Renovated in 2015, 2019 and 2022, this house with 185 m² of living space sits on a spacious 1221 m² plot, including a magnificent 977 m² garden. The huge garden is ideal for relaxing family moments, and the petanque court adds an extra touch of leisure.

The house features lovely, bright bedrooms, a modern, well-equipped kitchen, two beautiful

bathrooms and an attractive wine cellar. What's more, you'll enjoy a splendid unobstructed view that further enriches the appeal of this property.

For parking, the property offers spaces for six cars, including two indoors and four outdoors. A spacious workshop is also available for your personal or professional projects. The building is well maintained with an underfloor heating system and an excellent thermal envelope.

Public transport, elementary school as well as shops are a short distance away.

It is also possible to take over the mortgage debt at an advantageous rate of 1.16%.

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SURFACES

Living area	~ 185 m ²
Surface of parcel	~ 1221 m ²
Cellar surface	~ 107 m ²
Useful surface	~ 292 m ²

CHARACTERISTICS

Number of flats	1
Number of floors	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of terraces	2
Year of construction	1991
Year of restoration	2022
Second home	Non authorized
Energy efficiency	A
Building envelope	A
Basement	1
Parking places	Yes, obligatory

ANNEXES

- 4 outdoor parking spaces

DISTANCES

Public transports	155 m
Freeway	2391 m
Primary school	500 m
Secondary school	4060 m
Stores	569 m
Post office	564 m
Bank	569 m
Hospital	2394 m
Restaurants	407 m

DISTRIBUTION**Ground floor**

- Bright, welcoming entrance
- 2 comfortable bedrooms
- Living room bathed in natural light
- Dining area with direct access to the garden
- Modern, fully-equipped kitchen
- Elegant bathroom with shower and bathtub

1st floor

- 2 bright bedrooms
- Large 35m² hallway
- Large bathroom/wc
- Galta or games room

Basement

- Large garage for 2 vehicles
- Functional laundry room
- Carnotzet and wine cellar
- Workshop
- PC shelter



OUTSIDE CONVENIENCES

- Enclosed garden with petanque court
- Garden shed
- Automatic sprinkler system (renovated in 2023) and robot mower

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Preschool
- Primary school
- Near a golf course
- Ski piste
- Ski resort
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Fence
- Shed
- Parking
- Petanque ground
- Robot mower

INSIDE CONVENIENCES

- Without elevator
- Garage
- Eat-in-kitchen
- Open kitchen
- Carnotzet

- CP-Shelter
- Storeroom
- Workshop
- Unfurnished
- Built-in closet
- Swedish stove
- Triple glazing
- Bright/sunny
- Penthouse
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- Nice view
- Panoramic
- Forest
- Mountains

FINANCIAL DATA**Price****CHF 1'370'000.-****Availability**

immediately

Judicial form

Nom propre

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