

SAXON



Large character house with swimming pool
and jacuzzi

CHF 1'975'000.-

Parking place(s) included



13



7



~392 m²

n° ref. **044109**



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Pedro Domingues
+41 79 542 80 51
pedro.domingues@swsir.ch



SITUATION AND DESCRIPTION

Located in the heart of the rocky Alps, in the lush Rhone plain, the village of Saxon has grown considerably in recent years and now boasts a population of almost 7,400.

This popularity is due in particular to its privileged location, close to the major towns of the Valais, less than 20 minutes from Sion and 10 minutes from Martigny.

This character residence was built in 1953 and has benefited from numerous transformations over the years, both aesthetic and thermal, thus considerably improving its energy efficiency.

It is ideally located just a few minutes' walk from the center of Saxon, the SBB train station and all amenities and the freeway exit. Erected on a 2'100 m² plot, this building has a built volume of 1'960 m³.

SURFACES

Living area	~ 392 m ²
Surface of parcel	~ 2100 m ²
Terrace surface	~ 60 m ²
Underground surface	~ 170 m ²
Surface ground floor	~ 570 m ²
Useful surface	~ 574 m ²
Total surface	~ 409 m ²
Volume	~ 1960 cbm

CHARACTERISTICS

Number of rooms	13
Number of bedrooms	7
Number of bathrooms	3
Number of toilets	4
Year of construction	1953
Year of restoration	2023
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Radiator, Floor
Second home	Authorized
Outside parking place/s	9 included
Total nb. of parkings	9 included
Construction zone	Zone moyenne densité ☺
Parking places	Yes, obligatory

ANNEXES

- Additional chalet converted into a 43 m² play and relaxation room
- Garden shed
- Covered 23 m²

DISTANCES

Public transports	250 m
Primary school	900 m
Stores	300 m
Restaurants	70 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Visitors' WC
- Living/dining room
- Kitchen with large pantry/workshop
- Veranda
- 2 bedrooms
- Office/guest room
- Bathroom

1st floor

- Entrance
- Serving corridor with built-in wardrobes
- Master bedroom
- 4 bedrooms
- Bathroom and shower (combined)

Basements

- Technical room
- Music room (games or any other use)
- Carnotzet
- Cellar
- Cellar / storeroom
- Laundry room



LOCATION

Located in the village of Saxon, Valais, this house is in a peaceful residential area surrounded by greenery and parks. Nearby hiking trails, bike paths and a soccer pitch offer sporting activities within easy reach. Transport links are good, with an SBB station just a 5-minute walk away and bus stops nearby.

The neighborhood is ideal for families, with schools, nurseries, kindergartens and elementary school nearby. Playgrounds and green spaces are easily accessible, while enjoying a quiet environment.

Within walking distance, two supermarkets, a fitness center and several restaurants, including Le Milord and La Trattoria, offer leisure and shopping options. The house is close to amenities yet enjoys a natural setting and village atmosphere.

CONSTRUCTION

- Peripheral insulation
- Photovoltaic system
- Global CECB in A
- Electrical Stores
- Balneo

OUTSIDE CONVENIENCES

- 22 m² in-ground heated swimming pool
- Jacuzzi
- 9 parking spaces - (4 covered and 5 outdoor)
- Basketball court
- Pétanque court
- Large leisure area
- Fenced terrace

- Trees including 7 fruit trees
- 2 fenced-in parks
- Bicycle shed
- Automatic watering system
- Bot mower

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Residential area
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Hiking trails
- Bike trail
- Soccer pitch

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Shed
- Gardenhouse
- Storeroom
- Carport
- Visitor parking space(s)
- Swimming pool
- Jacuzzi
- Built on even grounds
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Wine cellar
- Carnotzet
- Bicycle storage
- Ski storage
- Storeroom
- Workshop
- Hammam
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

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

FINANCIAL DATA**Price****CHF 1'975'000.-****Availability**

To be discussed

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FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good
- Renovated
- With extension possibility

ORIENTATION

- South

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Clear
- Fields
- Forest
- Mountains



















