

MARTIGNY



Large detached house with large converted
attic space

CHF 1'385'000.-



8.5



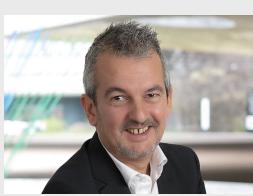
5



~215 m²

n° ref.

5706226_044523



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

Pedro Domingues

+41 79 542 80 51

pedro.domingues@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

This property, set on a 430 m² plot, is ideally located. It's just a stone's throw from the town center and all amenities such as primary and secondary schools and shops, close to the mythical "bourg" district.

Moreover, motorway access is just a few minutes away by car.

The living area of around 217 m² is well laid out, with spacious, bright rooms. In the living room, a stone fireplace adds undeniable charm. The ground floor comprises the living areas and bedrooms.

The mezzanine can be used either for home activities or as a bedroom, providing great modularity to this property.

The garage has given way to a large, heated, fully habitable room, bathed in light thanks to its bay window.

And there are plenty of outdoor parking spaces.

SURFACES

Living area	~ 215 m ²	Bedroom
Surface of parcel	~ 430 m ²	Living - dining room with fireplace
Terrace surface	~ 35 m ²	

CARACTERISTICS

Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Year of construction	1976
Year of restoration	2025
Second home	Non authorized
Construction zone	Zone d'habitat collectif B ③
Parking places	Yes, obligatory

DISTANCES

Public transports	70 m
Primary school	80 m
Stores	600 m
Restaurants	180 m

DISTRIBUTION

Lower ground floor

- 4 usable and converted rooms
- Large room that can be used for reception
- Technical room
- Laundry room
- Small storage room
- Cellar
- Sauna room
- Atomic boiler

Ground floor

- Entrance vestibule
- Kitchen
- Visitors' WC
- Shower room
- Bedroom with built-in wardrobes
- Bedroom with terrace



LOCATION

Located in the heart of Martigny, this single-family home enjoys an urban yet unspoilt environment, blending city life with tranquility.

In close proximity to parks, gardens and a river, it offers an ideal setting for families. Public transport is easily accessible with a bus stop just a few steps away and close to both freeway entrances/exits.

The area is very well served with primary and secondary schools and a preschool nearby, as well as a hospital and doctors' surgeries. Supermarkets, restaurants and a fitness center are also within walking distance.

Although located in a residential area, the house is close to the city center and enjoys a quiet environment. Road and train noise remains moderate, with very low noise levels at night. Population density

is balanced, offering a good balance between social life and serenity.

NEIGHBOURHOOD

- City centre
- Villa area
- Park
- Green
- River
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Hospital / Clinic
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Parking
- Visitor parking space(s)
- Sauna
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Workshop
- Fireplace connection
- Double glazing

- Bright/sunny
- With character

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor
- Marble

ORIENTATION

- South

VIEW

- Nice view
- Clear
- River
- Garden
- Mountains

FINANCIAL DATA

Price

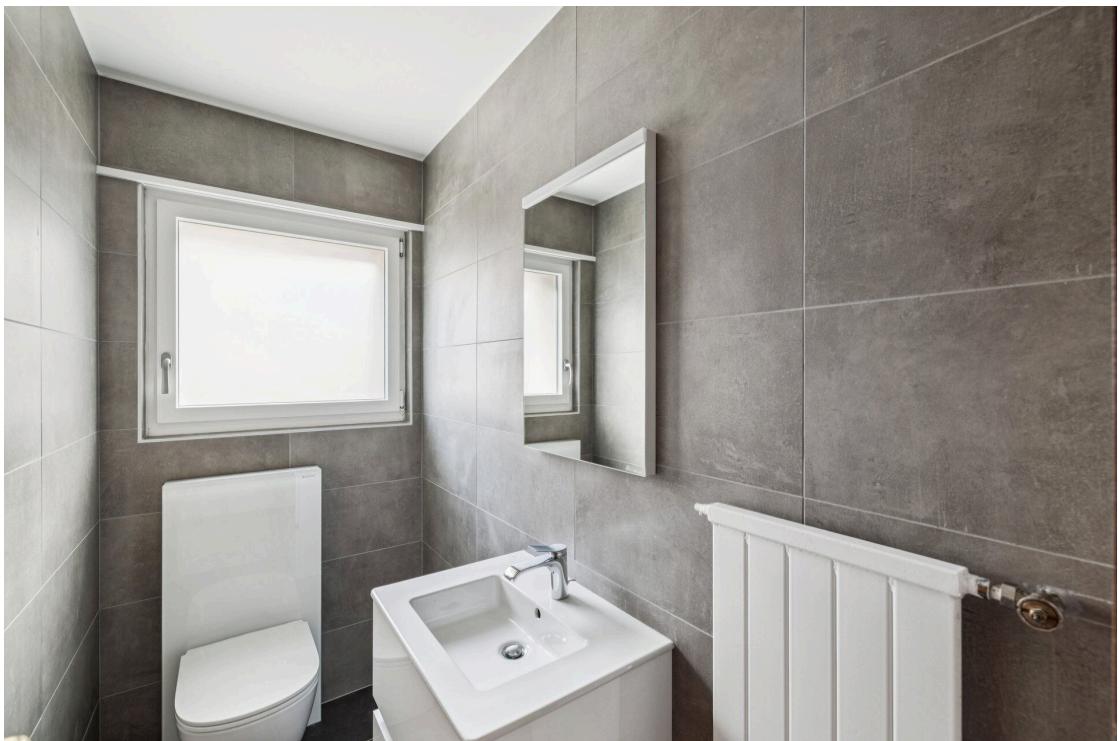
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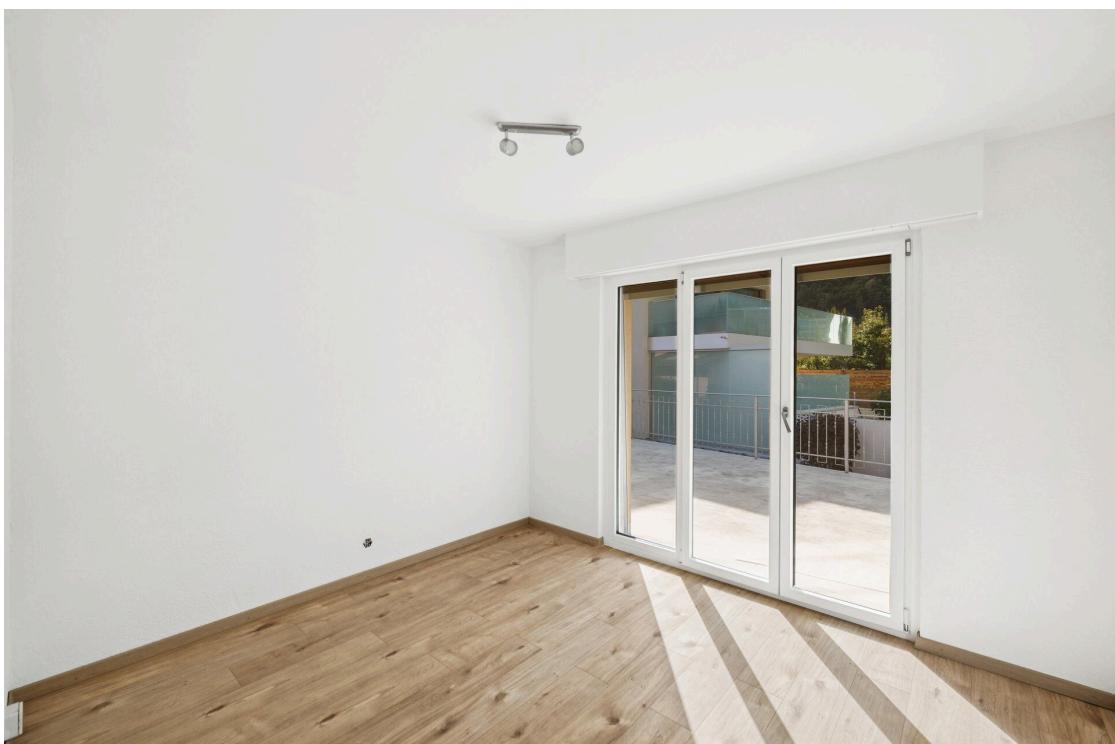
Availability

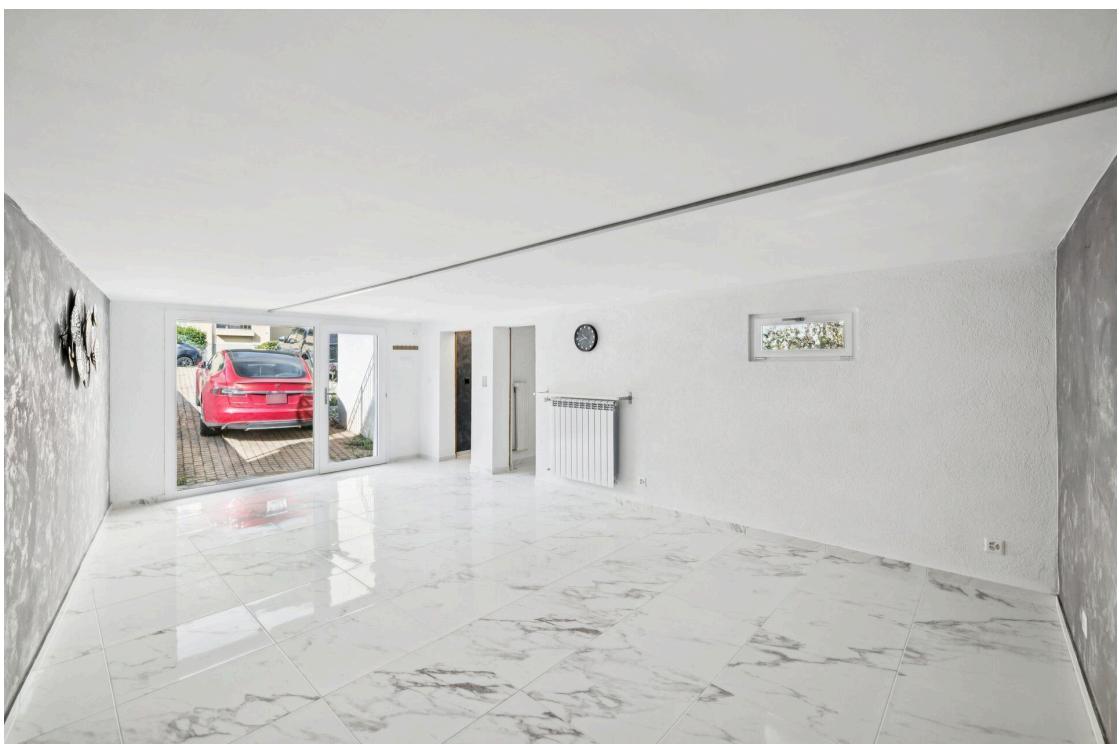
To be discussed

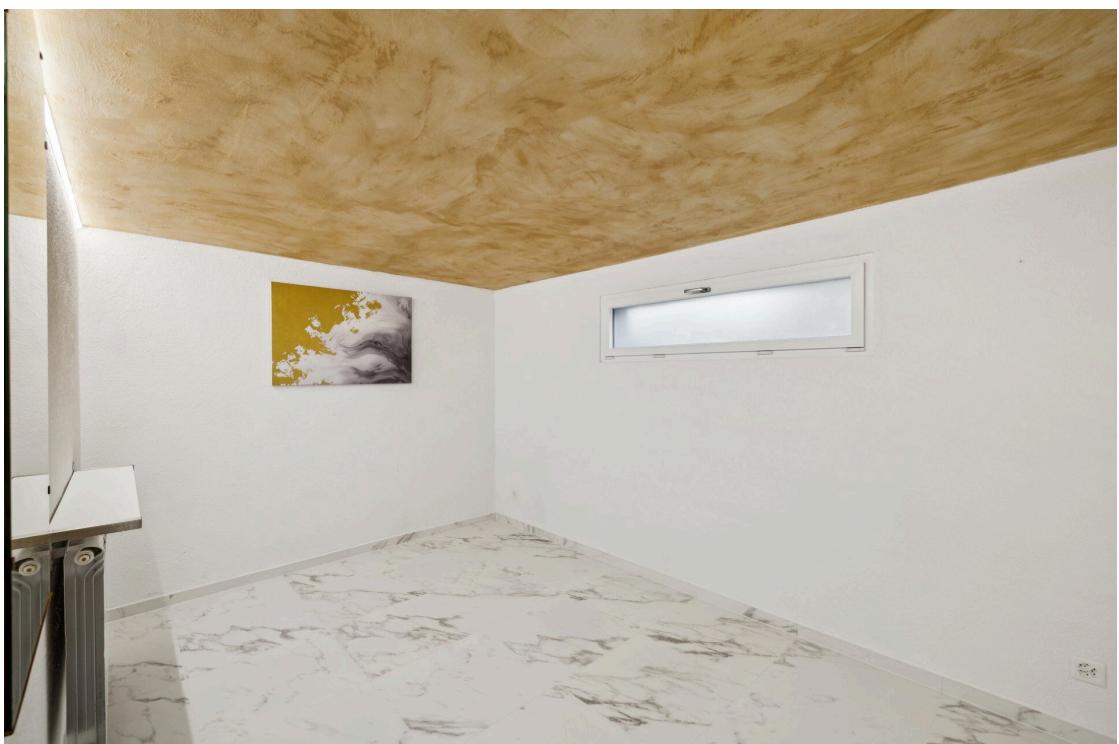
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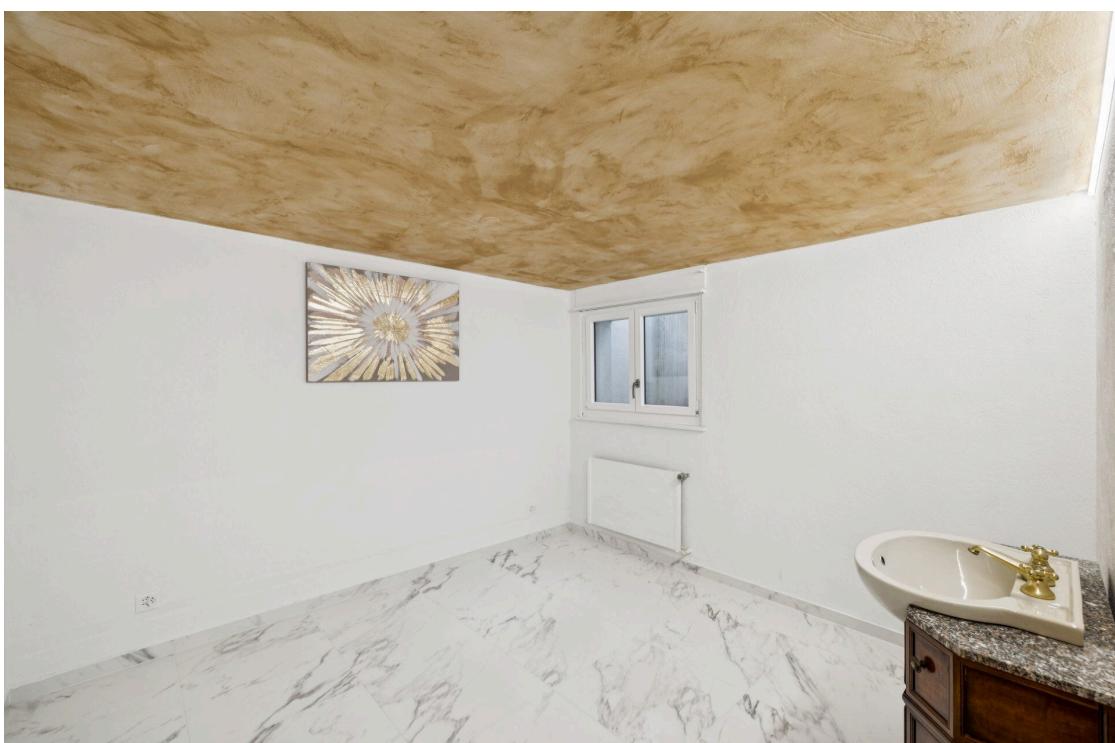












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