

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
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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.

Switzerland

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SURFACES

Living area	~ 215 m ²
Surface of parcel	~ 430 m ²
Terrace surface	~ 35 m ²

Bedroom

Living - dining room with fireplace

CHARACTERISTICS

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****CHF 1'385'000.-****Availability**

To be discussed

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