

# SAVIÈSE



6.5-room house with spectacular view in  
Savièse

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**CHF 1'100'000.-**



6.5



5



~194 m<sup>2</sup>

n° ref.

**5713912\_042998**



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## SITUATION AND DESCRIPTION

Located in Drône, in the commune of Savièse, this 6.5-room detached house offers an exceptional living environment combining comfort, space and unique features. Built in 2006, it benefits from a full southern exposure, ensuring optimal sunshine throughout the day. The house features five bedrooms and three bathrooms, with no load-bearing walls in the interior layout, allowing spaces to be easily rearranged to suit your desires, notably to create large bedrooms or a loft upstairs.

The property stands out for its rare soundproofing quality, specially designed for audiophiles. Each room has been carefully treated acoustically, notably through the use of quartz sand in the walls and shielded cables, guaranteeing exceptional sound reproduction. Whether for a private recording studio or simple high-end listening, this home is a true sanctuary of sound.

The whole is complemented by a geothermal heat pump offering an economical and ecological heating solution. Outside, a vast terrace lets you enjoy breathtaking panoramic views of the mountains and valley.

A rare property that will appeal equally to nature lovers and music enthusiasts looking for a unique, modular living space.

## SURFACES

Living area	~ 194 m <sup>2</sup>
Surface of parcel	~ 918 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Year of construction	2006
Second home	Non authorized
Parking places	Yes, obligatory

## DISTANCES

Station	3215 m
Public transports	290 m
Freeway	2317 m
Nursery school	650 m
Primary school	650 m
Secondary school	846 m
Secondary II school	2852 m
College / University	1744 m
Stores	784 m
Cable car	5162 m
Airport	4054 m
Post office	793 m
Bank	788 m
Hospital	3260 m
Restaurants	920 m
Park / Green space	608 m

## DISTRIBUTION

### Lower ground floor

- Carport cover
- Duct with rock section
- Entrance with storage space and built-in cupboards
- Technical room
- Cellar
- Staircase

### Ground floor

- Living room
- Open, professional kitchen
- Economator
- Bedroom or study with dressing area
- Visitors' toilet with washbasin
- Laundry room
- Terrace
- Staircase

### 1st floor

- Second living room
- 4 bedrooms
- 2 shower rooms with washbasin and WC



## CONSTRUCTION

Built in 2006 on a solid foundation, this timber-frame house has an authentic character and a meticulous design. The choice of wood brings a warm, natural atmosphere, while ensuring excellent insulation and lasting living comfort. Every space has been finely thought out to combine charm, functionality and construction quality.

## OUTSIDE CONVENIENCES

- Large terrace
- 3 outdoor parking spaces, 1 covered

## NEIGHBOURHOOD

- Village
- Villa area
- Park
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail
- Theatre
- Concert hall
- Hospital / Clinic

- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Carport

## INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Wine cellar
- Storeroom
- Unfurnished
- Built-in closet
- Skylights
- Bright/sunny
- Exposed beams
- With character
- Timber frame

## EQUIPMENT

- Furnished kitchen
- Connections for washing tower
- Shower

## FLOOR

- Tiles
- Parquet floor

## FINANCIAL DATA

### Price

**CHF 1'100'000.-**

### Availability

To be discussed

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## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Far view
- Valley view
- Forest
- Mountains
- Alps









