

# ST-MAURICE



Detached 4.5-room villa designed for growing,  
blossoming and living

**CHF 870'000.-**

Parking place(s) included



4.5



3



~130 m<sup>2</sup>

n° ref. **045902**



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

**Laurent Marion**  
+41 79 312 65 01  
laurent.marion@swsir.ch



## SITUATION AND DESCRIPTION

Charming contemporary 4.5-room villa in Saint-Maurice

Located in a quiet, sunny residential area of Saint-Maurice/Epinassey, this beautiful 4.5-room detached villa offers an ideal living environment for a family or couple looking for a peaceful setting close to all amenities.

Edified in 2007, the house benefits from a modern and functional design, with a living area of around 130 m<sup>2</sup>, harmoniously distributed over two levels.

A large, well-treed garden with fig trees, terraces and parking spaces complete this property.

I'd be delighted to arrange a viewing of the villa for you!

**SURFACES**

Living area	~ 130 m <sup>2</sup>
Surface of parcel	~ 730 m <sup>2</sup>
Useful surface	~ 130 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Year of construction	2007
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	7 included
Total nb. of parkings	7 included
Construction zone	Zone Villa R1 à aménager ③

**ANNEXES**

- Single carport
- Garden shed for tools
- Annexed room/cellar approx. 10 m<sup>2</sup> - workshop
- Potager and lawn
- 7 parking spaces available

**DISTANCES**

Station	1799 m
Public transports	631 m
Freeway	204 m
Nursery school	1629 m
Primary school	1629 m
Secondary school	787 m
Secondary II school	783 m
Stores	1495 m
Post office	1790 m
Bank	1825 m
Hospital	1651 m
Restaurants	535 m

**DISTRIBUTION****Ground floor**

- Entrance hall with storage
- Very large, bright and pleasant living room, dining room
- Kitchen open with central island and storage
- Shower room, wc, washbasin
- Flat, fenced garden
- Beautiful flagstone terraces
- Lane with flagstone to front door

**1st floor**

- 3 pleasant bedrooms
- Washroom with bath, shower and double basin
- Storage spaces
- Galetas for storage possible





## LOCATION

Located in the charming village of Epinassey, this address offers a quiet, sunny living environment, close to nature and just minutes from the Rhône.

Conveniences remain within easy reach thanks to public transport reaching Monthey in around fifteen minutes, proximity to the Saint-Maurice train station and nearby motorway access.

## MUNICIPALITY

The commune of Saint-Maurice, epinassey is a locality of the commune of Saint-Maurice, in the district of Saint-Maurice, canton of Valais (Switzerland).

It lies near the village of Mex and the hamlet of Les Planeys, about 2.5 km south of the Saint-Maurice railway station.

The locality is well served by local roads and is a short distance from the center of Saint-Maurice with its railway station on the Simplon line, making it easy to travel to Martigny, Lausanne or Geneva.

## OUTSIDE CONVENIENCES

Externally, a beautiful plot offers a lovely living space ideal for moments of relaxation, outdoor activities and the development of two beautiful terraces.

The plot allows you to take full advantage of a peaceful environment while retaining good privacy.

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Park
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Public swimming pool
- Sports centre
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Soccer pitch
- Doctor
- Thermal center

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden

- Quiet
- Greenery
- Fence
- Shed
- Storeroom
- Covered parking space(s)
- Visitor parking space(s)
- Tennis court
- Barbecue-chimney

**INSIDE CONVENIENCES**

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Pantry
- Cellar
- Garret
- Unfurnished
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Kitchen island
- Ceramic glass cooktop
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

**FINANCIAL DATA****Price****CHF 870'000.-****Availability**

To be discussed

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## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- Good
- To be refurbished

## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Favourable

## **VIEW**

- Clear
- Valley view
- River
- Garden
- Park
- Forest
- Mountains



