

VÉTROZ



In the heart of a quiet residential
neighborhood

CHF 1'290'000.-

Parking place(s) included



6



4



~188 m²

n° ref.

5797054_032676



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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

The commune of Vétroz is ideally located in central Valais thanks to its proximity to the towns of Sion and Martigny, but also to the surrounding mountain resorts. It is at the starting point of several hikes, whether along its magnificent vineyards on the right bank or along the Rhône on the other bank.

Located in a very quiet residential area in a 30 km/h zone, this 178 m² villa is close to all amenities. Thanks to its elevated position in relation to the road, it does not suffer from any vis-à-vis or nuisance.

The house with 201 m² of floor space was built on a choice plot, using quality materials. Thanks to its large high windows, the living room is bathed in natural light.

The house is divided over 3 levels. On the upper

ground floor, you'll find a beautiful living room with lounge, dining room and mezzanine. Its beautiful open kitchen with bar offers direct access to the large covered terrace. South-facing and with a large outdoor area featuring a bioclimatic pergola with side blinds, this is a highly protected outdoor space. The large garden, enclosed by shrubs, provides a private setting with no vis-à-vis. On the same floor are 2 bedrooms and a shower room.

The night area comprises 2 bedrooms linked by a south-facing balcony and a bathroom with corner bath. Its large mezzanine allows the installation of a TV corner or an office.

In the basement, you'll find a large room with real above-ground windows as well as a shower room with WC. It can be used as an office, gym, guest room, etc.

On the same level, a double garage along the length as well as a PC shelter, a technical/laundry room and a cellar complete the ensemble.

SURFACES

Living area	Starting at ~ 188 m ²
Weighted Surface	~ 201 m ²
Surface of parcel	~ 653 m ²
Balcony Surface	~ 13 m ²
Garden surface	~ 150 m ²
Terrace surface	~ 30 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Number of terraces	1
Year of construction	1993
Year of restoration	2022
Heating system	Heat pump
Domestic water heating system	Electricity
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	1 included
Outside parking place/s	2 included
Total nb. of parkings	3 included
Construction zone	Zone résidentielle
	0.3
Basement	1
Parking places	Yes, obligatory

DISTANCES

Public transports	402 m
Primary school	3676 m
Stores	683 m
Restaurants	151 m

DISTRIBUTION

Lower ground floor

- Deep garage
- Large unheated room with shower room
- Fallout shelter
- Dry cellar and wet cellar
- Separate laundry room

Upper ground floor

- Bedroom
- Large living/dining room
- Open kitchen with bar and access to terrace
- Shower room

1st floor

- 2 bedrooms
- 1 bathroom
- Mezzanine
- Void over living room



CONSTRUCTION

Shower room: tiled in 2012, completely redone in 2015
Upper bathroom: tiled wall 2015
Tiled terrace: 2018
Bioclimatic pergola: 2018
Interior and exterior painting in 2019
Flooring redone in 2019
Floor tiling Ground floor: 2022

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Vineyard
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Horse riding area
- Hiking trails
- Bike trail
- Concert hall
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery

- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- CP-Shelter
- Partially furnished
- Built-in closet
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Phone
- Photovoltaic panels
- Internet connection

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price

CHF 1'290'000.-

Availability

To be discussed

Judicial form

En nom propre

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CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Garden
- Mountains

STYLE

- Classic













