

FULLY



Detached villa with pool in Fully

CHF 1'150'000.-

Parking place(s) included



5.5



4



~134 m²

n° ref. **046102**



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

Dylan Taccoz
+41 78 668 91 69
dylan.taccoz@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBYS INTERNATIONAL REALTY

Located **in Fully**, this charming detached villa built in **1990** enjoys a **privileged location** in a quiet and pleasant residential area, close to amenities, schools and main roads.

Established on a carefully landscaped plot, this property offers around **130 m² of living space** distributed in a functional and harmonious way. Bright and friendly, it seduces with its warm atmosphere and family potential.

The **kitchen, completely renovated in 2013**, offers a modern and practical space, ideal for everyday use as well as entertaining. The **bathroom, renovated in 2021**, adds a contemporary touch and extra comfort. The well-oriented living areas enjoy plenty of natural

light throughout the day.

Outdoors, everything is designed for relaxation and conviviality: **outdoor pool, BBQ area, pizza oven** and pleasant **terrace with veranda**, allowing you to make the most of fine weather in any season. The outdoor layout creates a real additional living space, perfect for sharing moments with family or friends.

Easy to live in and well-maintained, this villa represents an ideal opportunity for a family or anyone looking for a peaceful setting while remaining close to Fully's infrastructure.

To discover without delay.

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SURFACES

Living area	~ 134 m ²
Surface of parcel	~ 607 m ²
Garden surface	~ 340 m ²
Built surface	~ 158 m ²
Volume	~ 607 cbm

CARACTERISTICS

Number of flats	1
Number of floors	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Year of construction	1990
Year of restoration	2021
Heating system	Electricity, Wood
Domestic water heating system	Solar
Heating installation	Radiator, Floor, Stove, Chimney
Draining of waste water	Separative
Second home	Non authorized
Inside parking place/s	1 included
Outside parking place/s	5 included
Altitude	461 m
Basement	1
Parking places	Yes, obligatory

DISTANCES

Station	1808 m
Public transports	87 m
Freeway	2007 m
Nursery school	940 m
Primary school	2408 m
Secondary school	1324 m
Secondary II school	1324 m
College / University	12281 m
Stores	864 m
Cable car	7372 m
Airport	17461 m
Post office	835 m

Bank	825 m
Hospital	2987 m
Restaurants	591 m
Park / Green space	713 m

DISTRIBUTION**Ground floor**

- Hall with built-in wardrobe
- Visitor toilet
- Dining room
- Kitchen
- Veranda
- Room

Upper ground floor

- 4 bedrooms
- Bathroom
- Mezzanine

Basement

- Garage
- Abri PC
- Private laundry
- Reduced



LOCATION

Ideally located in **Fully**, at **Route des Cèdres 28**, this villa benefits from all the advantages offered by a dynamic and sought-after commune in the Lower Valais. Fully captivates with its quality of life, privileged wine-growing environment and numerous outdoor activities, between the plains and the mountains.

The property benefits from excellent transport links: public transport, schools and local shops are all within easy reach, making everyday life a breeze. Banks, post office, supermarkets and restaurants are just a few minutes away.

The region's sports and leisure facilities - footpaths, cycle paths, wine cellars and natural areas - offer a particularly attractive living environment, whether for a family or a couple looking to combine tranquillity and accessibility.

Less than 10 minutes away, you can reach **Martigny**, its dynamic town center and motorway access to **Sion** or **Lausanne**. Fully's strategic location also provides easy access to the surrounding Alpine resorts and the main routes to Italy.

An ideal location, combining **residential calm, proximity to services and excellent mobility**, for optimum living comfort on a daily basis.

OUTSIDE CONVENIENCES

- Pool
- Pizza oven
- BBQ

NEIGHBOURHOOD

- Village
- Villa area
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Hiking trails
- Soccer pitch
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Storeroom
- Garage
- Visitor parking space(s)
- Swimming pool
- Barbecue-chimney
- Built on even grounds
- Pizza Oven

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Veranda
- Cellar
- CP-Shelter
- Storeroom
- Workshop
- Craft room
- Unfurnished
- Heating Access
- Fireplace
- Swedish stove
- Double glazing
- Natural light
- Penthouse
- Mezzanine
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Shower

FLOOR

- Tiles

FINANCIAL DATA**Price****CHF 1'150'000.-****Availability**

To be discussed

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- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- With an open outlook

STYLE

- Classic



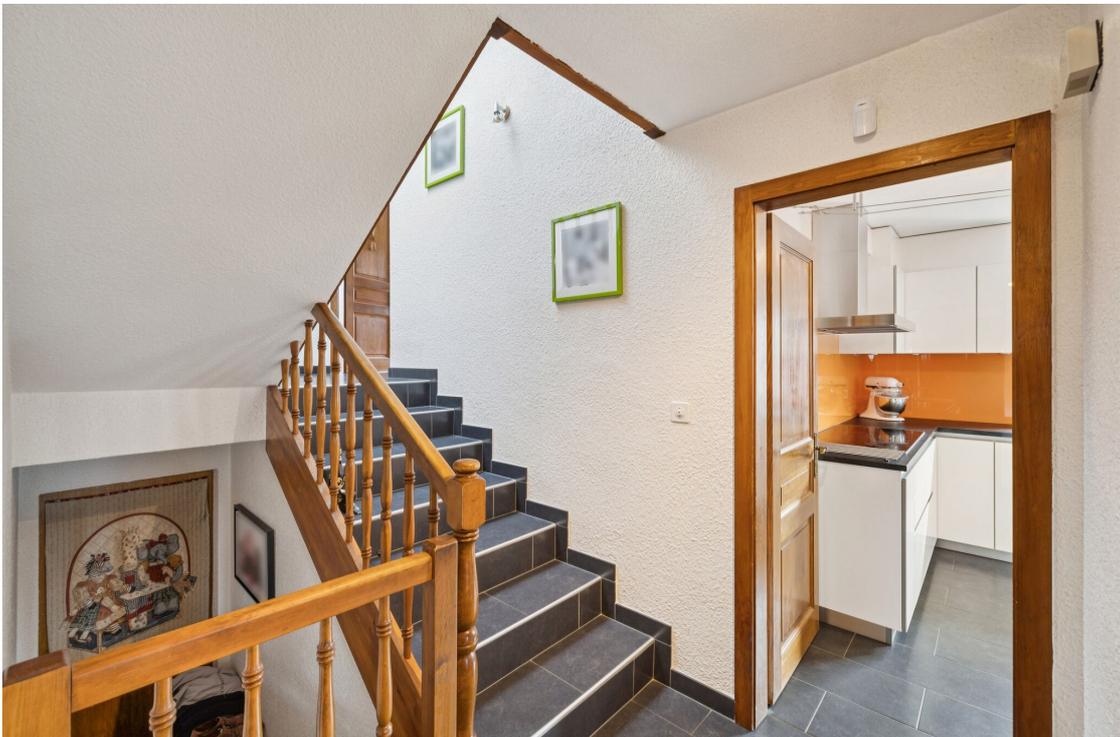
Kitchen



Salon



Mezzanine



Corridor



Bathroom



Office



Room



Room



Layout suggestion