

FULLY



6.5-room detached villa in Fully

CHF 1'470'000.-

Parking place(s) included



6.5



5



~220 m²

n° ref. **046194**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Ideally located in **Fully**, this **detached villa built in 2004** takes its place on a **plot of 944 m²**, within a quiet and sought-after residential environment, in the immediate vicinity of schools and the village center. Facing due **South**, it benefits from optimal sunlight and a pleasant opening onto the surrounding mountains.

Developed over **6.5 rooms**, the house seduces with its harmonious volumes and natural luminosity. It offers **five bedrooms**, including a **parental suite**, as well as **two bathrooms**. Tiled and parquet floors bring warmth and elegance, while **underfloor heating**, powered by a **heat pump**, guarantees high-performance, efficient thermal comfort.

The ancillary spaces reinforce the property's functionality: **large laundry room**, **large cellar** and **outside shed that can be used as a workshop**.

Externally, the **28 m² covered terrace** extends the living spaces and invites you to take full advantage of the fine weather. A **boccie court**, **covered parking spaces** and meticulous exterior landscaping complete this property designed for conviviality and family life.

A well-balanced, bright villa combining quality construction, modern comfort and a privileged location.

SURFACES

Living area	~ 220 m ²
Surface of parcel	~ 944 m ²
Terrace surface	~ 20 m ²

CARACTERISTICS

Number of flats	1
Number of floors	2
Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	3
Number of terraces	1
Year of construction	2004
Year of restoration	2018
Draining of waste water	Separative
Second home	Non authorized
Inside parking place/s	3 included
Number of covered parking spaces	3 included
Altitude	461 m
Parking places	Yes, obligatory

ANNEXES

- Outdoor reduction

DISTANCES

Station	1531 m
Public transports	112 m
Freeway	3533 m
Nursery school	323 m
Primary school	2316 m
Secondary school	323 m
Secondary II school	323 m
College / University	4242 m
Stores	837 m
Cable car	11365 m
Airport	19075 m
Post office	655 m
Bank	676 m
Hospital	3094 m
Restaurants	377 m

Park / Green space

846 m

DISTRIBUTION**Ground floor**

- Main entrance
- Laundry room
- Visitor WC
- Master suite with bathroom
- Dressing room
- Open kitchen with access to outside
- Living room with fireplace
- Access to machine room and workshop
- Staircase leading to first floor

1st floor

- Bathroom
- Study
- Bedroom
- TV area



LOCATION

Ideally located **in Fully**, this villa enjoys a quiet, sunny residential environment on the right bank of the Rhône. The family-friendly neighborhood offers immediate proximity to schools, amenities and the village center, which can be reached in just a few minutes.

The commune of Fully enjoys a strategic location, just a few minutes from Martigny and around 20 minutes from Sion, providing rapid access to motorway routes and regional infrastructures. An ideal location combining tranquility, accessibility and quality of life.

OUTSIDE CONVENIENCES

- Petanque court
- Children's games

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school
- Secondary school
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Garden
- Storeroom
- Carport
- Visitor parking space(s)
- Petanque ground
- Built on even grounds
- Ground level access

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing

- Cellar
- Storeroom
- Workshop
- Craft room
- Unfurnished
- Heating Access
- Swedish stove
- Double glazing
- Bright/sunny
- Exposed beams
- Timber frame

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Interphone
- full finishing

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA**Price****CHF 1'470'000.-****Availability**

To be discussed

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CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Mountains

STYLE

- Modern



Hall



Layout suggestion



Dressing room



Room



Bathroom



Corridor



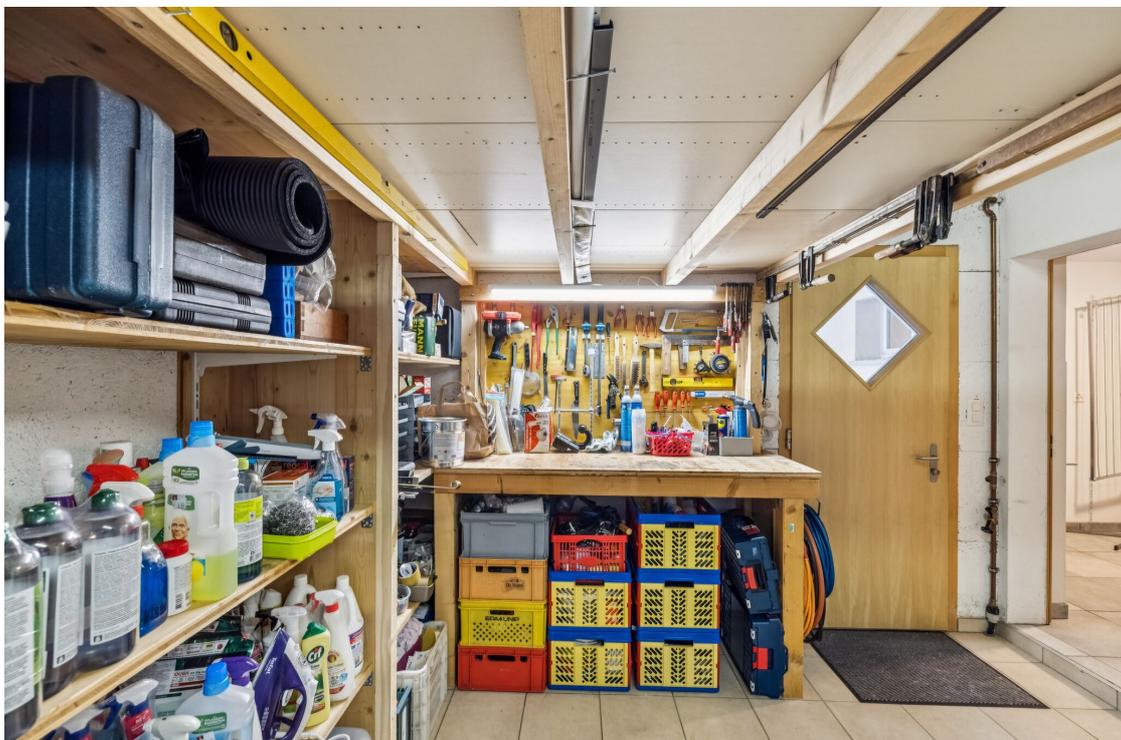
Hall



Office



Room



Workshop