

FULLY



Property in dominant position, quiet and sunny

CHF 1'790'000.-

Price of parking place(s) in addition



6.5



4



~231 m²

n° ref. **037086**



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Switzerland

Sotheby's
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SITUATION AND DESCRIPTION

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Overlooking the village of Fully, in a sought-after residential area, this 246 m² property, built in 2002 rises on an exceptional plot, in an elevated position, offering a spectacular and totally unobstructed panoramic view over the Rhone valley. Here, every sunrise and sunset becomes a private spectacle.

Just a few minutes from Martigny and a stone's throw from the elementary school, the villa perfectly combines tranquility, proximity and quality of life. Fully enjoys remarkable sunshine all year round, giving the property a warm, constant natural luminosity.

The interior layout has been designed to offer balance and functionality. The parental floor hosts a spacious bedroom, an elegant dressing room and a private

bathroom, forming a truly intimate suite set apart from the children's area. The family floor features two bright bedrooms and a bathroom, guaranteeing comfort and independence for everyone. The house offers 2 large rooms on the ground floor, one of which is fully habitable. The large mezzanine offers the possibility of creating a 5th bedroom.

The vast living room, bathed in light thanks to its ideal orientation, forms the heart of the house. The generous volumes invite you to entertain in a warm, refined atmosphere. Two terraces, facing east and west, naturally extend the living spaces outwards. They allow you to enjoy the sun at any time of day, from morning coffee overlooking the mountains to summer evenings bathed in golden light.

Outdoors, an above-ground swimming pool is part of a carefully tended garden. The lawn, completely

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enclosed and unoverlooked, ensures absolute privacy in a peaceful, verdant setting.

The property has a closed garage with space for four vehicles, as well as three additional carports, a considerable and uncommon asset.

SURFACES

Living area	~ 231 m ²
Weighted Surface	~ 246 m ²
Surface of parcel	~ 920 m ²
Terrace surface	~ 45 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	2002
Year of restoration	2022
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	4 not included
Outside parking place/s	3 not included
Total nb. of parkings	7 not included
Construction zone	Zone coteau

DISTANCES

Public transports	144 m
Primary school	133 m
Stores	647 m
Restaurants	101 m

DISTRIBUTION**Ground floor**

- Large living room
- Open kitchen with dining room
- Outdoor terraces
- Garden with pool

1st floor

- Master bedroom with dressing room
- Bathroom
- Laundry room with outside access

2nd floor

- 2 bedrooms
- Bathroom
- Large mezzanine

Basement

- Garage 4 places
- Car cover 3 places
- Cellar
- Technical room

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Vineyard
- Residential area
- Shops/Stores
- Bus stop
- Highway entrance/exit
- Nursery
- Primary school
- Secondary school
- Sports centre
- Hiking trails
- Bike trail
- Soccer pitch
- Concert hall
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Covered parking space(s)
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing

- Cellar
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Mezzanine
- Exposed beams

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

EXPOSURE

- Optimal
- All day

VIEW

- Far view
- Unobstructed
- Panoramic
- Mountains

FINANCIAL DATA**Price****CHF 1'790'000.-****Availability**

To be discussed

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STYLE

- Classic



Virtual home staging



Virtual home staging





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