

# SION



View of the castles of Sion, in the heart of  
Gravelone

**CHF 2'300'000.-**

Parking place(s) included



6.5



4



~260 m<sup>2</sup>

n° ref.

**5906627\_045069**



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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

Ideally located between the plain and the mountains, discover this superb villa, designed by a renowned architect and boasting a splendid view overlooking the town of Sion. With no facing buildings, you'll be won over by the peacefulness of this setting. Just a few minutes' walk from the center of the capital, you'll appreciate its proximity to numerous shops, restaurants, schools and museums.

With its Valère and Tourbillon castles, Sion is a city full of history and beauty. As the capital of the Valais region, it is the starting point for a variety of expeditions and attracts tourists all year round. What's more, it abounds in annual activities and events that take place throughout the seasons, such as Sion Sous les Étoiles, Carnival parades, the Christmas Market, the Fête du Goût, etc...

Built on an exceptional site and completely renovated

in 2024, this 303 m2 villa features a large, spacious open kitchen with a huge central island and wine cellars. The materials used in the renovation - metal, wood and ceramic - are of the highest quality. You'll find a dining area, opening onto a light-filled living room with a lovely stone-walled fireplace. Thanks to its south-facing bay windows, you'll also enjoy plenty of sunshine throughout the day. A large terrace paved in natural stone along the entire length of the villa will enable you to spend pleasant moments.

On the second floor, the 4 bedrooms are all arranged so as to be able to access the large balcony. One of them is a beautifully-sized master suite, with a built-in dressing room, a large bathtub as well as a shower. Behind the house is a building plot of over 300 square meters, which could be used to extend the property in the future. An existing project allows the construction of an additional 60 m2 wing for the villa

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with a swimming pool located on the roof of this annex.

A large garage and a carport built in natural stone complete this property.

**SURFACES**

Living area	~ 260 m <sup>2</sup>
Weighted Surface	~ 303 m <sup>2</sup>
Surface of parcel	~ 726 m <sup>2</sup>
Balcony Surface	~ 17 m <sup>2</sup>
Terrace surface	~ 79 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	4
Year of construction	1979
Year of restoration	2024
Heating system	Heat pump, Wood
Domestic water heating system	Heat pump, Wood
Heating installation	Radiator, Floor, Chimney
Service costs	CHF 375.-/month
Second home	Non authorized
Inside parking place/s	1 included
Outside parking place/s	2 included
Total nb. of parkings	3 included
Construction zone	Habitat individuel
Parking places	Yes, obligatory

**DISTANCES**

Public transports	89 m
Primary school	494 m
Stores	722 m
Restaurants	488 m

**DISTRIBUTION****Ground floor**

- Entrance hall with built-in cupboards
- Large open kitchen with central island
- Luminous living/dining room
- Vast covered terrace in natural stone
- Visitors' WC
- Fireplace
- Technical room

**1st floor**

- Master suite with built-in dressing room and bathroom/shower
- 3 bedrooms with balcony access
- Shower room and WC
- Separate WC
- Large balcony with castle views

**Basement**

- Garage with cellar
- Natural stone wall carport



## CONSTRUCTION

2024 renovations:

- Interior and exterior paintwork
- Garage door and garage
- Electric vehicle charger
- Addition of laundry room
- Photovoltaic solar panels
- New roof
- Ground floor
- Full heating system
- Kitchen with island
- Bathroom, master suite
- ... Non-exhaustive list...

**NEIGHBOURHOOD**

- Villa area
- Vineyard
- Residential area
- Shops/Stores
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Horse riding area
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Hiking trails
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Storeroom
- Garage

- Carport
- Built on a sloping hillside

**INSIDE CONVENIENCES**

- Without elevator
- Open kitchen
- Guests lavatory
- Partially furnished
- Built-in closet
- Fireplace
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Wine cooler
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Optic fiber
- Electric car terminal
- Videophone
- Electric garage door
- Electric gate
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**FINANCIAL DATA****Price**

CHF 2'300'000.-

**Availability**

To be discussed

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## **CONDITION**

- Renovated

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Unobstructed
- Panoramic
- Mountains

## **STYLE**

- Classic
- Modern















