

COLLOMBEY



Contemporary villa with annex in Collombey-Muraz

CHF 1'640'000.-

Parking place(s) included



7.5



4



~246 m²

n° ref.

5609713_040011



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In Collombey-Muraz, this contemporary villa enjoys a privileged location between lake and mountains, in a peaceful residential area within easy reach of Monthey, Aigle and the ski resorts.

Built in 2008 and meticulously renovated in 2023, the 5.5-room main house seduces with its luminous volumes, open kitchen, living room with stove, covered terraces, swimming pool and landscaped garden. Upstairs, the sleeping area comprises three bedrooms, including a master suite with dressing room and private terrace, all under a splendid exposed roof frame.

An independent 2-room annexe, fully fitted out, completes this exceptional property. It is ideal for a professional activity, an office or separate accommodation.

The property offers optimum comfort thanks to underfloor heating, a heat pump, air conditioning in all rooms and a recent photovoltaic installation. It also features a large garage with workshop, an equipped carport, a cellar and several parking spaces.

SURFACES

Living area	~ 246 m ²
Surface of parcel	~ 980 m ²
Total surface	~ 295 m ²

CHARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	2
Year of construction	2008
Year of restoration	2023
Heating system	Heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	1 included
Outside parking place/s	5 included
Total nb. of parkings	6 included
Parking places	Yes, obligatory

ANNEXES

- Cellar
- Carnotzet
- Technical room
- Garage/Workshop
- Room 5 or perfect for a freelance business, office, workshop or separate accommodation (professional kitchen)
- Storage room
- Room 6

DISTANCES

Station	1650 m
Public transports	222 m
Freeway	3141 m
Nursery school	198 m
Primary school	500 m
Secondary school	1000 m
Secondary II school	1500 m
College / University	2780 m
Stores	279 m
Cable car	10200 m
Post office	285 m

Bank	804 m
Hospital	793 m
Restaurants	307 m
Park / Green space	3061 m

DISTRIBUTION**Ground floor**

- Hall
- Laundry room
- Shower room with WC
- Office or bedroom 1
- Living room
- Kitchen
- Reduced

1st floor

- Staircase
- Hall
- Parent bedroom 2 with dressing room and its bathroom, shower and WC
- Bedroom 3
- Bedroom 4
- A large terrace to convert



OUTSIDE CONVENIENCES

- Carport cover
- Technical cabin (pool room)
- Plenty of parking spaces

NEIGHBOURHOOD

- City centre
- Village
- Villa area
- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Horse riding area
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Museum
- Water park
- Theatre
- Concert hall

- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Annex
- Shed
- Storeroom
- Covered parking space(s)
- Garage
- Swimming pool
- Barbecue-chimney
- Built on even grounds
- Barbecue
- Pizza Oven

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Storeroom
- Workshop

FINANCIAL DATA**Price****CHF 1'640'000.-****Availability**

To be discussed

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- Craft room
- Unfurnished
- Built-in closet
- Fireplace
- With character

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Shower
- Bath

EXPOSURE

- Favourable

VIEW

- Nice view
- Rural
- Lake
- Garden
- Mountains











