

# COLLOMBEY



Contemporary villa with annex in Collombey-Muraz

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**CHF 1'640'000.-**

Parking place(s) included



7.5



4



~246 m<sup>2</sup>

n° ref.  
**5609713\_040011**



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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 carnotzet, a cellar and several parking spaces.

## SURFACES

|                   |                      |
|-------------------|----------------------|
| Living area       | ~ 246 m <sup>2</sup> |
| Surface of parcel | ~ 980 m <sup>2</sup> |
| Total surface     | ~ 295 m <sup>2</sup> |

## CARACTERISTICS

|                         |                  |
|-------------------------|------------------|
| 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

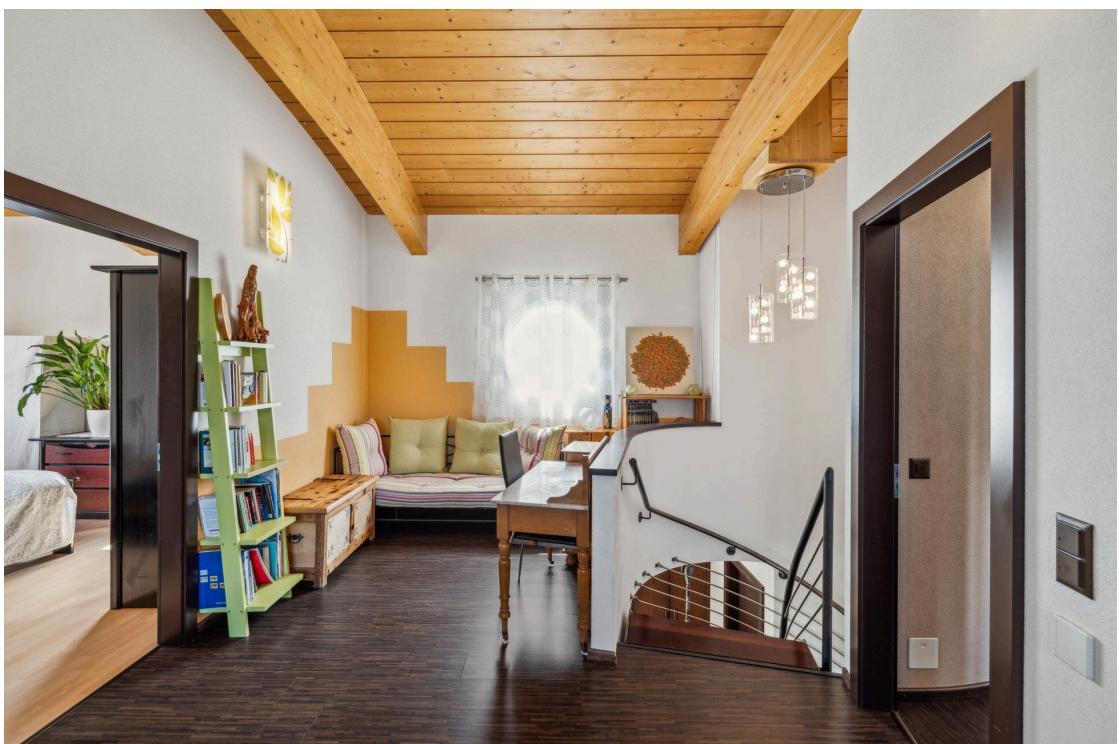
## **EXPOSURE**

- Favourable

## **VIEW**

- Nice view
- Rural
- Lake
- Garden
- Mountains











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