

# ST-SÉVERIN



Spacious 7-room property with panoramic view

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**CHF 1'480'000.-**

Parking place(s) included



7

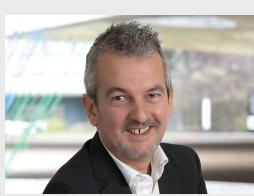


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~220 m<sup>2</sup>

n° ref. **038092**



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## SITUATION AND DESCRIPTION

Discover this magnificent property located mid-slope in the charming village of Saint-Séverin, just 6 minutes by car from Conthey.

While close to the town's amenities, this contemporary home enjoys an ideal location and absolute peace and quiet, in addition to breathtaking views.

Built in 2006, this house offers 220 m<sup>2</sup> of living space on a plot of 1,056 m<sup>2</sup>, including a south-facing garden of over 870 m<sup>2</sup> with panoramic views.

The interior layout, with its kitchen opening onto a living room with wood-burning stove, adds a modern, cosy touch.

Nestled in a verdant setting and surrounded by vineyards, this meticulously maintained property

offers a warm and welcoming atmosphere. What's more, it's at the bottom of a development zone, which means you'll never have to face south.

With its spacious bedrooms, master suite with dressing room and shower room, and sunny garden, this house is perfect for family life.

Covered parking for 2 cars and 3 outdoor parking spaces complete the ensemble.

## SURFACES

Living area	~ 220 m <sup>2</sup>
Surface of parcel	~ 1056 m <sup>2</sup>
Garden surface	~ 878 m <sup>2</sup>
Useful surface	~ 300 m <sup>2</sup>
Volume	~ 980 cbm

## Basement

- Spacious entrance with wall cabinets
- Workshop area
- Carport
- Crawl space usable as wine cellar
- Wine cellar
- Technical room

## CARACTERISTICS

Number of floors	3
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	2
Year of construction	2006
Year of restoration	2022
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	5 included
Total nb. of parkings	5 included

## DISTANCES

Public transports	232 m
Stores	1162 m
Restaurants	556 m

## DISTRIBUTION

### Ground floor

- Entrance hall with wall cabinets
- Open kitchen with island/bar, opening onto garden
- Bright living room with wood-burning stove
- Bedroom
- Shower room/wc
- Sheltered terrace/loggia
- Outside terrace and garden

### 1st floor

- 3 bedrooms
- Bathroom/shower/wc
- Master bedroom en suite with dressing room and shower/wc

## NEIGHBOURHOOD

- Village
- Green
- Restaurant(s)
- Bus stop
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Cellar
- Wine cellar
- Workshop
- Built-in closet
- Swedish stove
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Connections for washing tower
- Shower
- Bath
- Electric car terminal
- Central vacuum

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## ORIENTATION

- North
- South
- East

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- Panoramic
- Garden
- Mountains

## STYLE

- Modern

## FINANCIAL DATA

### Price

CHF 1'480'000.-

### Availability

To be discussed

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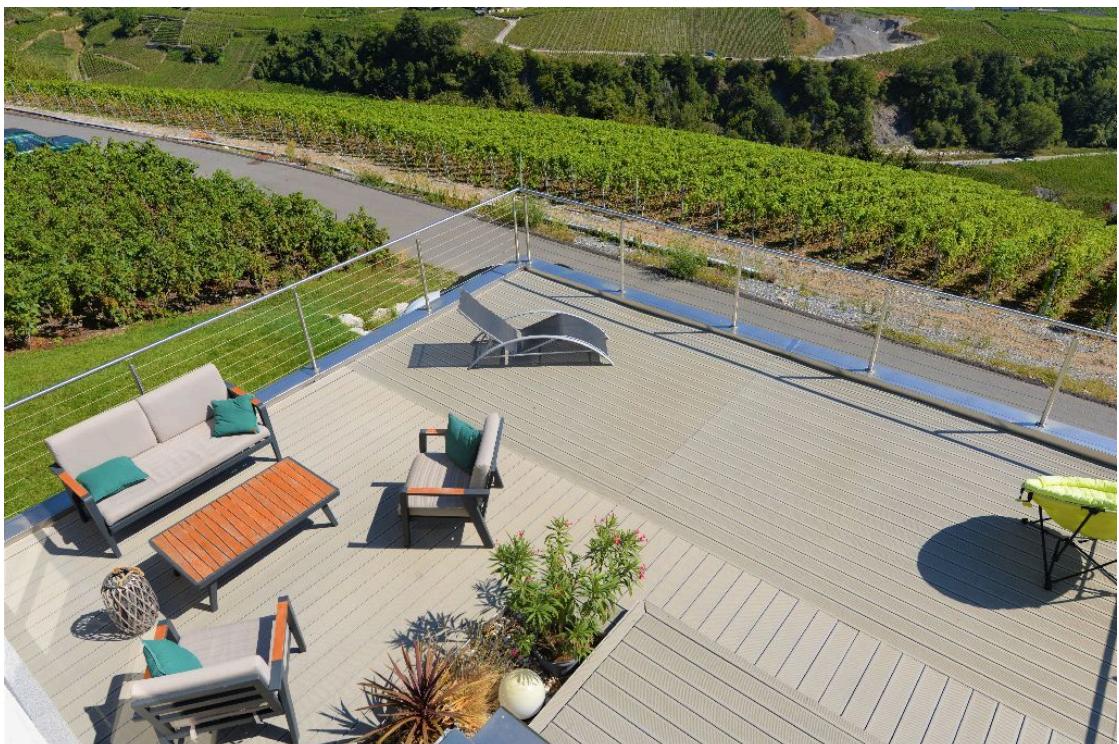
Stay



Living room with wood-burning stove



Dining room



South terrace view



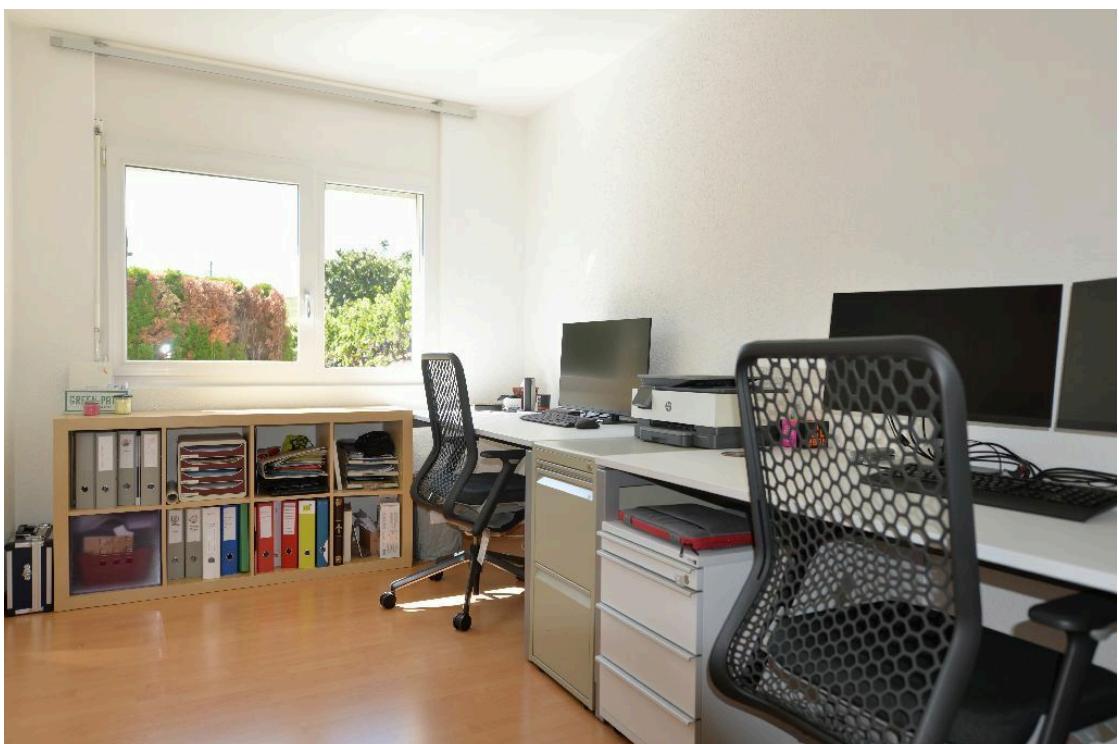
View of the plain



Master bedroom with dressing room



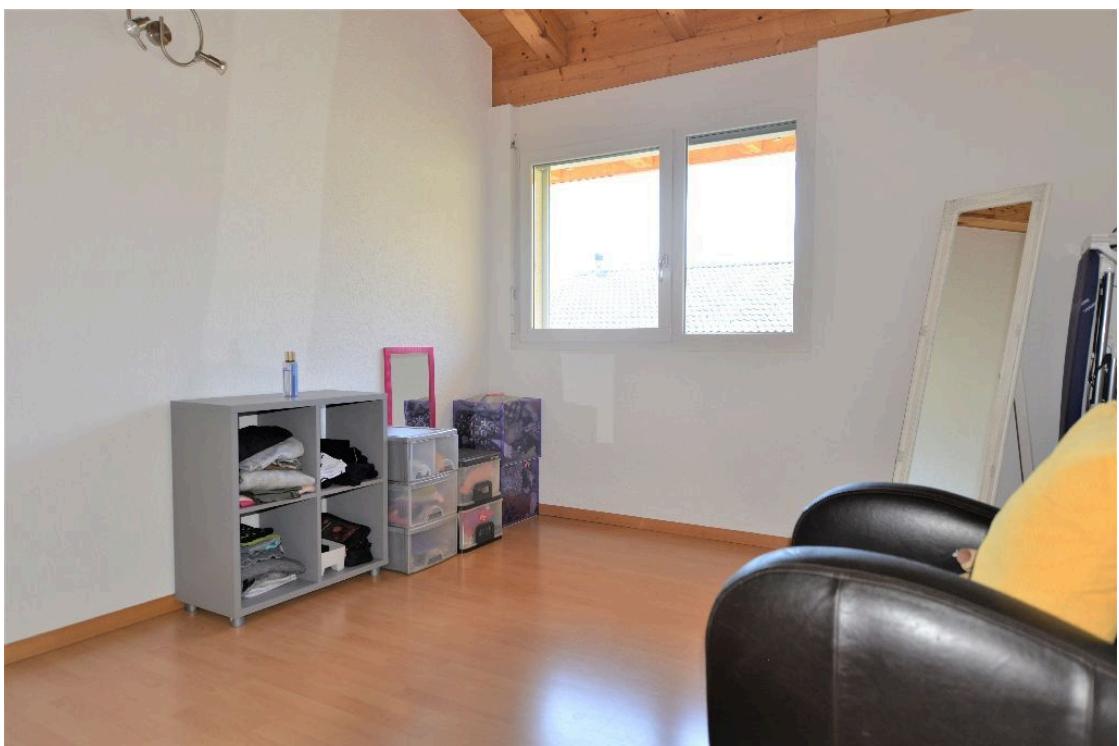
Master bedroom shower room



Bedroom I



Bedroom II



Bedroom III



Bedroom III - office area



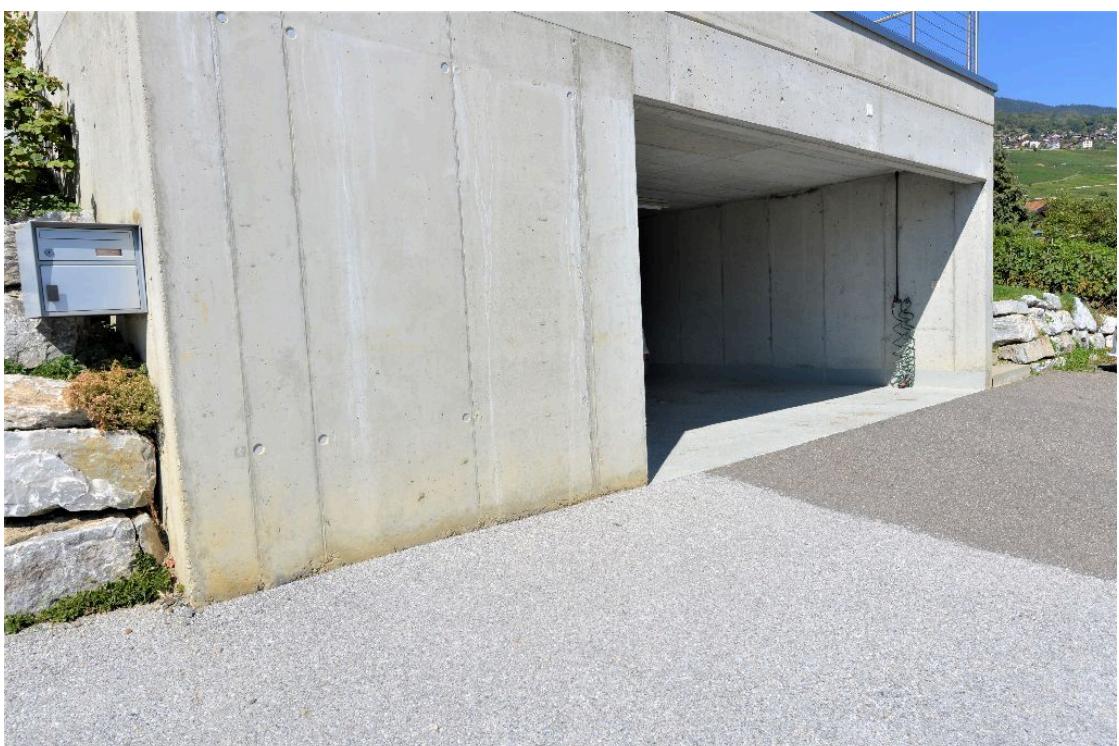
Bathroom/shower/wc



Bathroom/shower/wc



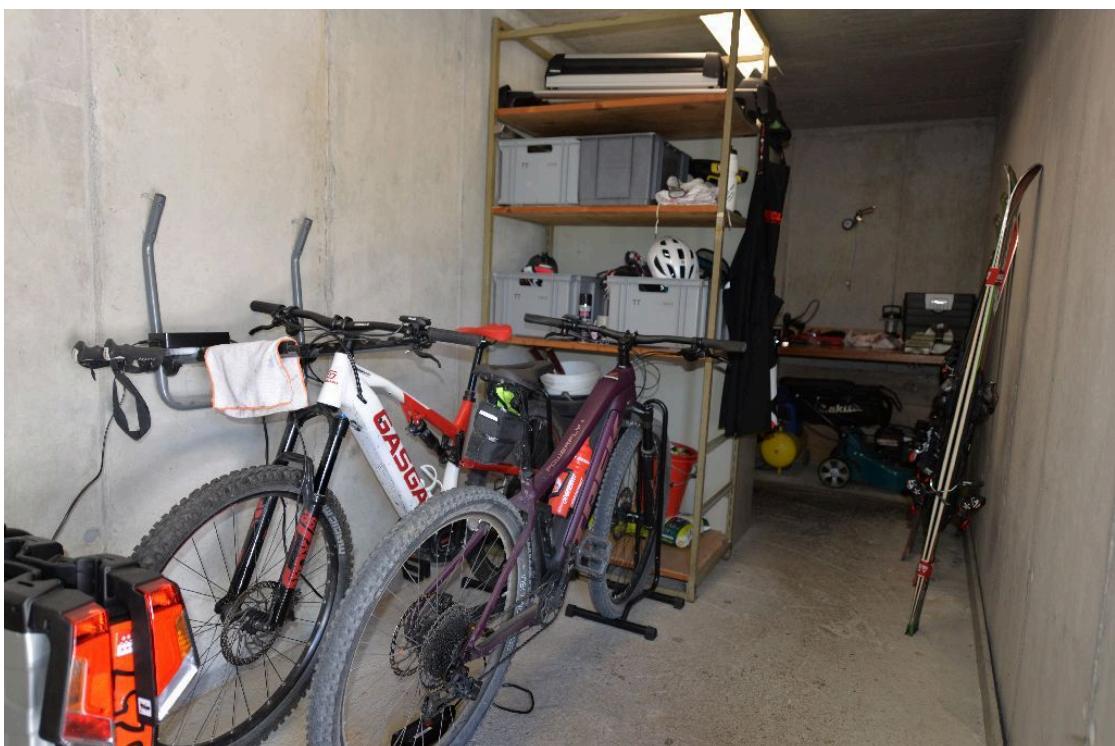
East facade



North facade - basement



Carport



Workshop



Crawl space/storage area