

BRAMOIS



Detached house near Sion - Large plot with
great potential

CHF 1'150'000.-

Parking place(s) included



4.5



3



~180 m²

n° ref.

5602099_042909



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Michael Imoberdorf
+41 78 940 21 75
michael.imoberdorf@swsir.ch



SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Single-family home with large plot - ideal for a family, in Bramois

Located in a peaceful area of La Crettaz, this charming single-family home is in the immediate vicinity of all amenities: shops, schools, and a bus stop within walking distance.

The location is ideal for a family looking for comfort, calm and practicality on a daily basis.

Established on a beautiful plot, this property offers a vast outdoor space to be developed according to your desires: garden, vegetable garden, relaxation area or children's playground - the possibilities are numerous.

The house currently consists of 4.5 rooms, with three comfortable and bright bedrooms. The upper floor

houses a large loft that can be finished to your taste: it could become a magnificent master suite, an office space, a games room or even a small independent apartment. A large terrace completes the property, ideal for alfresco dining or moments of relaxation.

Technical features are also on point, with an underfloor heating system powered by a heat pump, guaranteeing comfort and energy efficiency. The house is also equipped with solar panels, offering increased energy autonomy and savings over the long term.

SURFACES

Living area	~ 180 m ²
Surface of parcel	~ 1126 m ²
Useful surface	~ 202 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Year of construction	2012
Heating system	Heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Parking places	Yes, obligatory

ANNEXES

- Many outdoor parking spaces
- Large terrace
- Garden with trees
- Large double garage

DISTANCES

Station	3027 m
Public transports	113 m
Freeway	1067 m
Nursery school	536 m
Primary school	688 m
Secondary school	3930 m
Secondary II school	2027 m
College / University	356 m
Stores	1098 m
Cable car	5408 m
Airport	4689 m
Post office	647 m
Bank	1943 m
Hospital	1269 m
Restaurants	350 m
Park / Green space	414 m

DISTRIBUTION**Ground floor**

- Entrance hall
 - Technical room
- Living room
- Open kitchen
 - Visitors' WC
 - 2 bedrooms, 1 with access to the outside
 - Shower room with shower, WC and bath
 - Laundry room

1st floor

- Large, unfinished loft to be converted as you wish
- Terrace



LOCATION

Bramois, a dynamic commune attached to the town of Sion, is renowned for its pleasant living environment, village atmosphere and proximity to the infrastructure of the Valais capital.

There's an active community life, beautiful walks through the vineyards and surrounding nature, while enjoying quick access to the freeway and the city.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Fog-free
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Horse riding area
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail
- Soccer pitch
- Museum

- Theatre
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Fence

INSIDE CONVENIENCES

- Wheelchair-friendly
- Without elevator
- Garage
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character

EQUIPMENT

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

FLOOR

- Parquet floor
- Stone

FINANCIAL DATA**Price****CHF 1'150'000.-****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

CONDITION

- Planned works
- To be renovated
- To be refurbished

ORIENTATION

- North
- East
- West

EXPOSURE

- All day

VIEW

- Valley view
- Far view
- Forest
- Mountains
- Alps



Home staging







Layout proposal



