

# GRÔNE



Panoramic view & Alpine elegance with  
swimming pool

**CHF 1'160'000.-**

Parking place(s) included



4.5



3



~140 m<sup>2</sup>

n° ref.

**5883463\_043258**



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## SITUATION AND DESCRIPTION

### **A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!**

Located on the heights of the hamlet of Daillet, near Loye in the commune of Grône, this detached property combines refinement, privacy and an exceptional natural setting.

Offering spectacular panoramic views over the Rhône valley, this residence seduces by its dominant position and its total absence of vis-à-vis. The generously glazed living rooms open onto a grandiose landscape, while the heated swimming pool becomes a true place of contemplation and relaxation, summer and winter alike.

Established on a carefully landscaped plot, the house offers around 140 m<sup>2</sup> of living space, divided into three bedrooms, two shower rooms, a guest toilet, as well

as a vast basement. Outside, generous spaces await you: sunny terrace with two pergolas, summer kitchen, vegetable garden and impeccably maintained exteriors.

Comfort is enhanced by a double garage and several parking spaces. Only minutes from amenities yet away from the hustle and bustle, this property is a true haven of peace, perfect for a primary or secondary residence.

A few light refreshments will reveal the full potential of this rare property on the Valais market.

Acquisition possible by foreigners (LFAIE).

**SURFACES**

Living area	~ 140 m <sup>2</sup>
Surface of parcel	~ 916 m <sup>2</sup>
Veranda / winter garden surface	~ 33.3 m <sup>2</sup>
Total surface	~ 243 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Year of construction	1998
Year of restoration	2024
Heating system	Air to water heat pump, Wood, Solar
Heating installation	Radiator, Floor, Chimney
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Parking places	Yes, obligatory

**DISTANCES**

Station	3474 m
Public transports	58 m
Freeway	6333 m
Nursery school	996 m
Primary school	996 m
Secondary school	996 m
Secondary II school	9039 m
College / University	5147 m
Stores	2236 m
Cable car	1922 m
Airport	9336 m
Post office	1112 m
Bank	1011 m
Hospital	5873 m
Restaurants	1250 m
Park / Green space	1845 m

**DISTRIBUTION****Ground floor**

- Hall
- Visitors' WC
- Bedroom 1 with private bathroom and WC
- Living room
- Open kitchen
- Access to terrace
- Staircase

**1st floor**

- Bedroom 2
- Mezzanine possible to make an office or a second living room
- Large shower room with shower, bath and WC
- Bedroom 3

**Basement**

- 2 individual garages
- Technical room
- Laundry room
- Economat
- Cellar



## OUTSIDE CONVENIENCES

- 2 pergolas
- Heated pool
- Pool equipment room
- Summer kitchen
- Garden shed
- 4 outdoor parking spaces

**NEIGHBOURHOOD**

- Village
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- 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
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail
- Theatre
- Concert hall
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s

- Garden
- Quiet
- Greenery
- Gardenhouse
- Shed
- Storeroom
- Swimming pool
- Barbecue
- Outdoor-kitchen

**INSIDE CONVENIENCES**

- Without elevator
- Garage
- Eat-in-kitchen
- Open kitchen
- Separated lavatory
- Guests lavatory
- Pantry
- Wintergarden
- Veranda
- Cellar
- Storeroom
- Workshop
- Unfurnished
- Mosquito screen
- Swedish stove
- Skylights
- With front and rear view
- Natural light
- Mezzanine
- Exposed beams
- With character

**EQUIPMENT**

- Fitted kitchen

**FINANCIAL DATA****Price****CHF 1'160'000.-****Availability**

immediately

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- Connections for washing tower
- Shower
- Bath
- Central vacuum

### **FLOOR**

- Tiles
- Parquet floor
- Stone

### **CONDITION**

- Good

### **EXPOSURE**

- Favourable
- All day

### **VIEW**

- Unobstructed
- Valley view
- With an open outlook
- Forest
- Mountains
- Alps











