

# SION



Overlooking the castles, in the heart of  
Gravelone

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**CHF 2'300'000.-**

Parking place(s) included



9



5



~378 m<sup>2</sup>

n° ref.

**5526737\_042868**



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## SITUATION AND DESCRIPTION

With its Valère and Tourbillon castles, Sion is a modern city steeped in history. As the capital of the Valais, it is the starting point for various expeditions and attracts tourists all year round. What's more, it abounds in annual activities and events that take place throughout the seasons, such as Sion Sous les Étoiles, Carnival parades, the Christmas Market, the Fête du Goût, etc...

Nestled on the heights of Sion, in the prestigious Gravelone district, on a carefully chosen plot, this luxury villa envelops you in a rare warmth and absolute refinement. Every room is bathed in light, with breathtaking views of the castles and the town, offering a sense of peace and fulfillment. Here, we breathe calm, we live the exception.

You'll quickly be won over by the comfort of this place, housed just a few minutes' walk from the center of the

capital, you'll appreciate this proximity to the many shops, restaurants, schools and museums.

The property has been carefully renovated using high-quality materials. Arriving in the main room you will find a huge space with a double living room as well as a dining room connected to a large kitchen of high standing. All these spaces lead onto the exteriors, which feature terraces, balconies and a large flat garden.

On the lower ground floor is a heated indoor swimming pool with sauna. No longer in use for several years, it has been covered by a floor. It is situated on a lawn with no facing buildings. With a little work, this space could be opened up directly to the outside to create a magnificent relaxation area.

Upstairs, the 4 bedrooms are all arranged to provide

access to several large balconies. They feature built-in wardrobes and a practical dressing room. One of them is a large master bedroom.

A large double garage as well as a carport and several outdoor parking spaces complete this property.

## SURFACES

Living area	~ 378 m <sup>2</sup>
Weighted Surface	~ 400 m <sup>2</sup>
Surface of parcel	~ 983 m <sup>2</sup>
Balcony Surface	~ 35 m <sup>2</sup>
Garden surface	~ 360 m <sup>2</sup>
Terrace surface	~ 33 m <sup>2</sup>

- Entrance hall
- Bedroom with shower room
- Dining room with terrace
- Large fitted kitchen with commissary
- Independent study
- Laundry room
- Visitor toilet

## CARACTERISTICS

Number of rooms	9
Number of bedrooms	5
Number of bathrooms	3
Year of construction	1974
Year of restoration	2014
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Construction zone	Habitat individuel
Parking places	Yes, obligatory

## 1st floor

- Master suite with bath/shower
- 4 Bedrooms
- Office on a mezzanine
- Vacuum on living room
- Dressing room
- Bathroom
- Separate toilet

## DISTANCES

Public transports	51 m
Primary school	456 m
Stores	684 m
Restaurants	517 m

## DISTRIBUTION

### Lower ground floor

- Double garage
- Indoor swimming pool
- Sauna
- Large cellars
- PC shed
- Technical room

### Upper ground floor

- Double living room with balcony



## CONSTRUCTION

The villa could easily accommodate more bedrooms.

## NEIGHBOURHOOD

- Villa area
- Green
- Vineyard
- Residential area
- Shops/Stores
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Horse riding area
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery

- Storeroom
- Covered parking space(s)
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- CP-Shelter
- Storeroom
- Workshop
- Sauna
- Swimming pool
- Built-in closet
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- With character

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Connections for washing tower
- Bath
- Shower
- Phone
- Internet connection

## FINANCIAL DATA

Price

**CHF 2'300'000.-**

Availability

To be discussed

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**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear
- Unobstructed
- Mountains

**STYLE**

- Character house















