

# MARTIGNY



Beautiful villa with spacious garden, with  
outbuilding/studio

**CHF 1'350'000.-**



8



6



~250 m<sup>2</sup>

n° ref. **038905**



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Switzerland

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## SITUATION AND DESCRIPTION

Located in a residential neighborhood of villas, this magnificent property is away from noise pollution, yet only minutes from Martigny's city center and amenities.

With a generous living area of around 250 m<sup>2</sup>, the house comprises 8 spacious rooms. Built in 1988, it benefited from a complete renovation in 2015, combining classic charm with modern comfort. The 1,224 m<sup>2</sup> grounds are attractively landscaped, with a lovely garden planted with many different species of trees, creating a peaceful, verdant setting.

South-facing, the house is bathed in natural light throughout the day, and features two terraces where you can take full advantage of beautiful summer days. It includes an outbuilding to the rear left of the house, which could conceivably be used as a studio or independent business premises.

The spacious living room is one of the highlights of this villa, with its cross-cutting fireplace adding a warm, friendly touch. The living room's large windows offer pleasant views of the garden and surrounding area.

An ideal complement to the property, it has 2 to 3 parking spaces in the garage, as well as 4 outdoor parking spaces.

Available to non-Swiss residents or as a second home, it offers a rare opportunity for those looking for a vacation home in this beautiful part of Switzerland.

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**SURFACES**

Living area	~ 250 m <sup>2</sup>
Surface of parcel	~ 1224 m <sup>2</sup>
Volume	~ 1350 cbm

**CHARACTERISTICS**

Number of floors	5
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	3
Number of terraces	3
Year of construction	1988
Year of restoration	2015
Service costs	CHF 400.-/month
Second home	Non authorized
Basement	1

**DISTANCES**

Station	1621 m
Public transports	145 m
Freeway	2062 m
Primary school	2272 m
Secondary school	1897 m
Stores	781 m
Post office	1141 m
Bank	1722 m
Restaurants	429 m

**DISTRIBUTION****Lower ground floor**

- Large gravel cellar
- Wellness area: sauna/shower
- Laundry room

**Ground floor**

2.5 room self-contained apartment

- Open-plan kitchen
- Living/dining room
- Bedroom
- Shower room/wc
- Private terrace

**Upper ground floor**

- Main entrance
- Spacious hall
- Eat-in kitchen with dining area
- Spacious dining room with access to covered terrace
- Living room with open fireplace
- Covered terrace

**1st floor**

- Master suite with private bathroom
- Large private TV/library area
- Additional shower room

**Under the roof**

- 3 bedrooms with wall-to-wall wardrobes

**Basement**

- Garage for 2/3 vehicles
- Workshop area
- Fallout shelter
- Storage/technical room

**NEIGHBOURHOOD**

- Villa area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Primary school
- Secondary school
- Public swimming pool
- Horse riding area
- Sports centre
- Tennis centre
- Museum
- Theatre
- Concert hall
- Religious monuments
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Loggia
- Greenery
- Shed
- Parking
- Garage
- Sauna

- Petanque ground

**INSIDE CONVENIENCES**

- Wintergarden
- Veranda
- Cellar
- Wine cellar
- CP-Shelter
- Workshop
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Connections for washing tower
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor
- Carpet

**ORIENTATION**

- South

**EXPOSURE**

- Good

**VIEW**

- Clear

**FINANCIAL DATA****Price****CHF 1'350'000.-****Availability**

To be discussed

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- Panoramic
- Garden
- Mountains







Salon - restyled





Dining room - restyled



Dining room - restyled





Kitchen - restyled



























Lower ground floor - 2.5 rooms



Lower ground floor - 2.5 rooms







