

# CONTHEY



Spacious family home in the heart of the  
vineyards

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**CHF 1'490'000.-**

Parking place(s) included



5.5



4



~280 m<sup>2</sup>

n° ref.

**5534059\_21479**



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## SITUATION AND DESCRIPTION

Built on a position overlooking Conthey, this villa is set amidst vineyards at the entrance to the pretty village of Saint-Séverin. Thanks to its mid-slope location on the right bank and its orientation, it enjoys optimum sunshine all year round. The property also offers a magnificent panoramic view over the plain and the mountains, allowing you to contemplate the surrounding nature as the seasons change.

This villa, which was mainly built in reinforced concrete, abounds in volumes and square meters that could easily be remodeled to the buyer's taste. Its location and hillside setting are its real assets, as it stands alone in the midst of luxuriant nature, with no neighbors.

A covered terrace connected to a veranda, added during renovation, offer a very bright and pleasant living space, in the heart of the vineyards and with no

vis-à-vis.

Upstairs, a beautiful master suite and 2 good-sized bedrooms with a bathroom complete the ensemble. A 92 m<sup>2</sup> galetas is also accessible and can be converted with great charm thanks to its exposed beams.

On the lower ground floor, you'll find a large carnotzet equipped with a kitchen as well as an office, a side room, a cellar and a laundry room. This level also offers an outdoor space with a covered jacuzzi and a large paved courtyard.

Four parking spaces, two of which are covered, are also available, as well as a garden shed of approx. 20 m<sup>2</sup>

## SURFACES

Living area	~ 280 m <sup>2</sup>
Surface of parcel	~ 1705 m <sup>2</sup>
Terrace surface	~ 155 m <sup>2</sup>
Veranda / winter garden surface	~ 30 m <sup>2</sup>
Net surface	~ 202 m <sup>2</sup>

## CARACTERISTICS

Number of flats	1
Number of floors	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	1
Year of construction	1982
Year of restoration	2017
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Floor, Stove
Service costs	CHF 300.-/month
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Parking places	Yes, obligatory

## ANNEXES

- 2 covered outdoor parking spaces
- 2 outdoor parking spaces
- A large garden shed of 20m<sup>2</sup>

## DISTANCES

Public transports	190 m
Stores	600 m
Post office	1335 m
Bank	535 m
Restaurants	160 m

## DISTRIBUTION

### Lower ground floor

- Spacious terrace

- Room for office/sports room/laundry and utility room
- Carnotzet/wine cellar with kitchen

### Upper ground floor

- Entrance
- Kitchen opening onto dining area
- Dining room
- Guest toilet
- Large living room with fireplace
- Second dining room with winter garden access
- Winter garden with covered terrace access
- Covered terrace with lower ground floor terrace access
- Stairs leading to first floor

### 1st floor

- Bedroom with built-in wardrobes
- Shower room/wc
- Bedroom with built-in wardrobes
- Master suite with wall cabinets and private shower/wc

### Under the roof

- Galetas



## **CONSTRUCTION**

This former barn, carefully restored in 1982, has been the subject of excellent design and impeccable maintenance throughout the years.

It was renovated in 2017 by a renowned architect and given a beautiful terrace with veranda as well as a new kitchen.

The house is also well exposed to receive a solar installation

## **OUTSIDE CONVENIENCES**

The plot also features numerous vines, fruit trees and a large garden shed.

A large semi-covered terrace, equipped with a Jacuzzi and bordered by palm trees, enhances the plot and reinforces the symbiosis with the existing natural environment.

## NEIGHBOURHOOD

- Green
- Vineyard
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- Hiking trails
- Religious monuments
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Pond
- Shed
- Covered parking space(s)
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Built-in closet
- Fireplace
- Bright/sunny
- Exposed beams

## EQUIPMENT

- Furnished kitchen

- Fitted kitchen
- Connections for washing tower
- Shower
- Phone
- Internet connection
- Oversee camera

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Mountains

## STYLE

- Classic
- Modern

## FINANCIAL DATA

### Price

CHF 1'490'000.-

### Availability

To be discussed

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Covered terrace



Second dining room



Winter garden



Large terrace on lower ground floor



Kitchen



Dining area



Master suite with magnificent view



Bedroom with wall cabinets

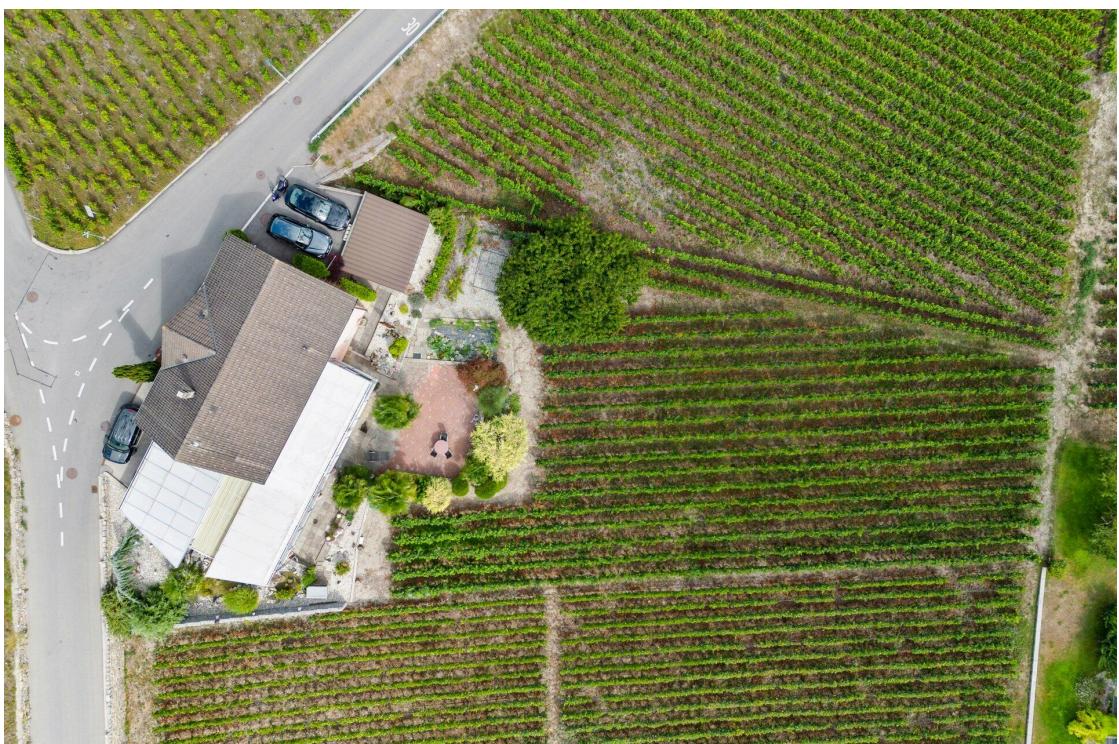




Attic space



Carnotzet kitchen



The property and its vineyards to the south