

CHAMOSON



Detached 6.5 room villa to refresh, great potential!

CHF 730'000.-

Parking place(s) included



6.5



5



~140 m²

n° ref. **044574**



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SITUATION AND DESCRIPTION

NE EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Ideally located close to the center and all amenities, this 6.5-room detached villa captivates with its charm, potential and privileged location. Set on a 379 m² plot, it offers 140 m² of living space, providing a harmonious and functional living environment.

The property features five bedrooms, two shower rooms, as well as generous living spaces bathed in natural light. Outside, you'll enjoy a pleasant garden as well as a sunny terrace, perfect for relaxing or entertaining.

Well maintained over the years, the house has benefited from numerous works:

- 2016: replacement of the burner

- 2018: refurbishment of the roof, facades and interior insulation
- 2019: renovation of the electrical installation
- 2023: installation of new thermostatic valves in every room, as well as a new boiler vessel and pressure gauge
- 2024: connection to fiber optics
- 2025: OIBT inspection in progress

Although in need of refreshment, this house offers a lovely, solid, well-kept base, ready to be transformed to suit your desires.

Just a few minutes from the center of the old village and benefiting from quick freeway access, this villa combines residential calm and urban proximity in a most pleasant environment.

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SURFACES

Living area	~ 140 m ²
Surface of parcel	~ 379 m ²
Useful surface	~ 190 m ²

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	2
Year of construction	1968
Year of restoration	2018
Heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	1 CHF 1.- included
Outside parking place/s	2 CHF 2.- included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

DISTANCES

Station	747 m
Public transports	158 m
Freeway	2790 m
Nursery school	136 m
Primary school	136 m
Secondary school	2017 m
Secondary II school	5711 m
College / University	10407 m
Stores	1230 m
Cable car	5834 m
Airport	8564 m
Post office	1062 m
Bank	1226 m
Hospital	11711 m
Restaurants	276 m
Park / Green space	259 m

DISTRIBUTION**Lower ground floor**

- Staircase
- Entrance
- 3 bedrooms
- Shower room with WC
- Technical room
- Large cellar
- Garage access

Ground floor

- Entrance hall
- Kitchen
- Dining room
- Bathroom with WC
- 2 bedrooms
- Access to balcony
- Balcony

Basement

- 2 large cellars



OUTSIDE CONVENIENCES

- Spacious garage
- Outdoor parking spaces
- Terrace
- Fence

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Horse riding area
- Sports centre
- Tennis centre
- Bike trail
- Soccer pitch
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet

INSIDE CONVENIENCES

- Without elevator
- Garage
- Eat-in-kitchen
- Cellar
- Storeroom

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Optic fiber

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be refurbished

EXPOSURE

- Optimal

VIEW

- Valley view
- Park
- Forest
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

CHF 730'000.-

Availability

To be discussed

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