

ST-PIERRE-DE-CLAGES



Opportunity! Barn combining old-world charm
and modernity!

CHF 890'000.-

Parking place(s) included



7.5



~240 m²

n° ref. **12380**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Ideally located in the charming village of St-Pierre-de-Clages, this renovated former barn enjoys a privileged location in the heart of a peaceful residential setting, within walking distance of shops, public transport and the train station. This unique property combines the charm of the old with the advantages of a renovation already well advanced, offering exceptional potential for future owners.

The exterior facade has been carefully restored, highlighting the beauty of the exposed stonework. The roof has been completely redone and fitted with optimal insulation, guaranteeing thermal comfort in all seasons. Inside, the floor has been prepared to allow bespoke layout, and doors and some windows have been replaced.

With its impressive volumes, this barn offers magnificent ceiling heights of over five meters from

the living room, bathed in light thanks to its large openings to the outside. Future owners will have complete freedom to imagine and design the interior layout according to their desires, with a wide choice of materials. Plans and estimates are available to facilitate the realization of the project.

An attached garage can accommodate up to two vehicles, adding real value to this property. Its ideal location and remarkable potential make it a rare opportunity on the market, perfect for those looking for a property with character to personalize according to their aspirations.

SURFACES

Living area	~ 240 m ²
Surface of parcel	~ 143 m ²
Useful surface	~ 340 m ²

CHARACTERISTICS

Number of rooms	7.5
Year of construction	2019
Year of restoration	2020
Heating system	Heat pump
Second home	Non authorized
Inside parking place/s	2 included

DISTANCES

Station	700 m
Public transports	150 m
Freeway	2825 m
Nursery school	1538 m
Primary school	1538 m
Secondary school	5637 m
Secondary II school	9347 m
College / University	10042 m
Stores	1306 m
Cable car	4540 m
Airport	8484 m
Post office	1134 m
Bank	1304 m
Hospital	12550 m
Restaurants	200 m
Park / Green space	1546 m

DISTRIBUTION**1st floor**

Description according to attached plans which may be modified at the tenant's discretion

- Mezzanine living room
- 2 bedrooms with dressing room and en suite shower room with WC

Under the roof

Description according to attached plans which may be modified at the tenant's discretion

- Living room on mezzanine
- Bedroom
- Shower room with WC, access to attic

Basement

- Garage for 3 vehicles
- Laundry
- Cellar
- Utility room

NEIGHBOURHOOD

- Village
- Vineyard
- Shops/Stores
- Shopping street
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- Hiking trails
- Thermal center

OUTSIDE CONVENIENCES

- Quiet
- Middle house

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Cellar
- Unfurnished
- Bright/sunny
- With front and rear view
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Furnished kitchen

- Shower

FLOOR

- At your discretion

CONDITION

- To be renovated
- To be refurbished
- In it's current state
- In renovation

ORIENTATION

- North
- East
- West

EXPOSURE

- Good

VIEW

- Clear
- Mountains

STYLE

- Modern
- Rustic

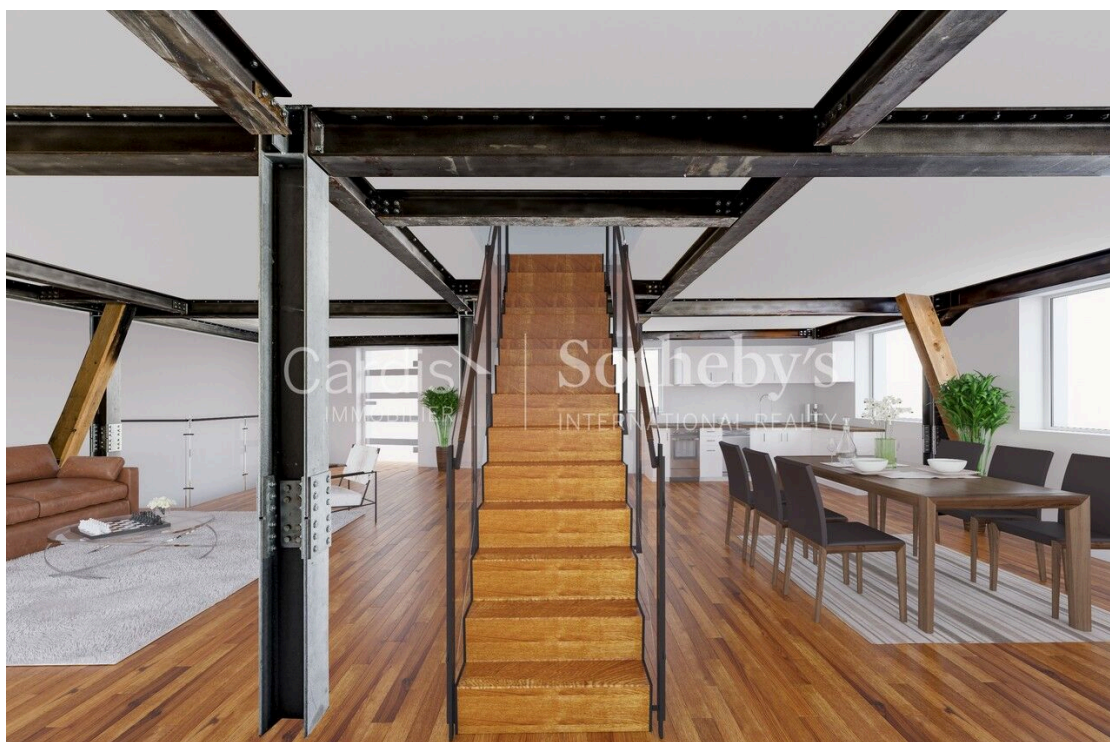
FINANCIAL DATA**Price****CHF 890'000.-****Availability**

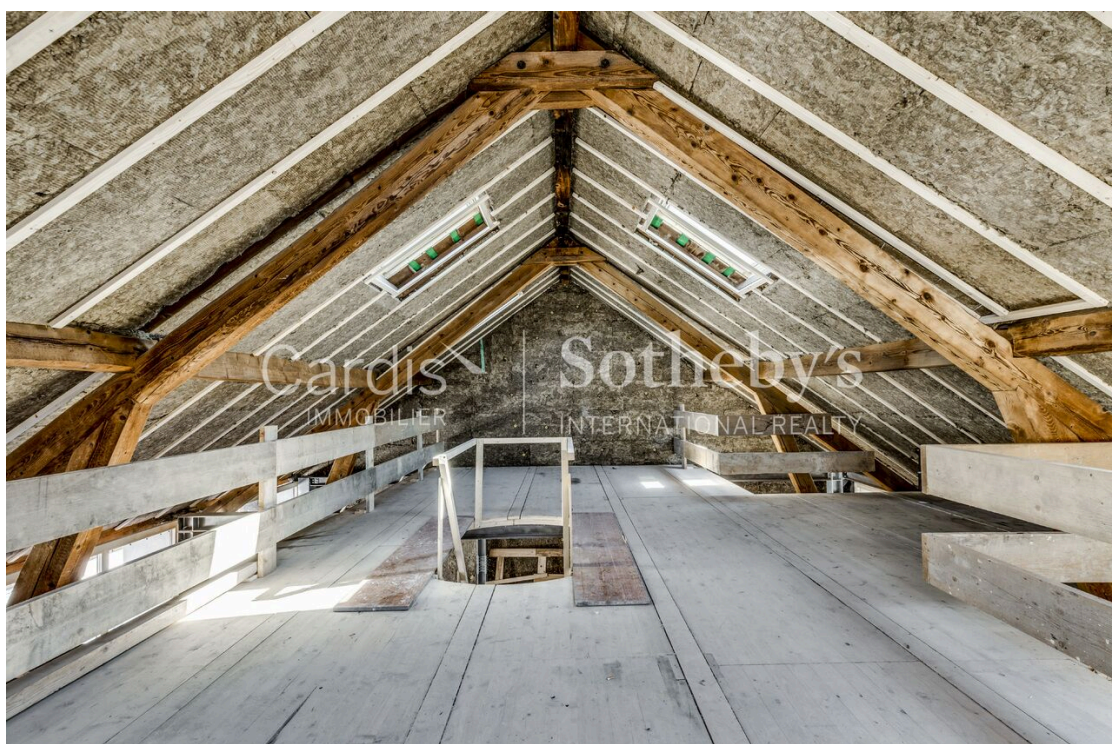
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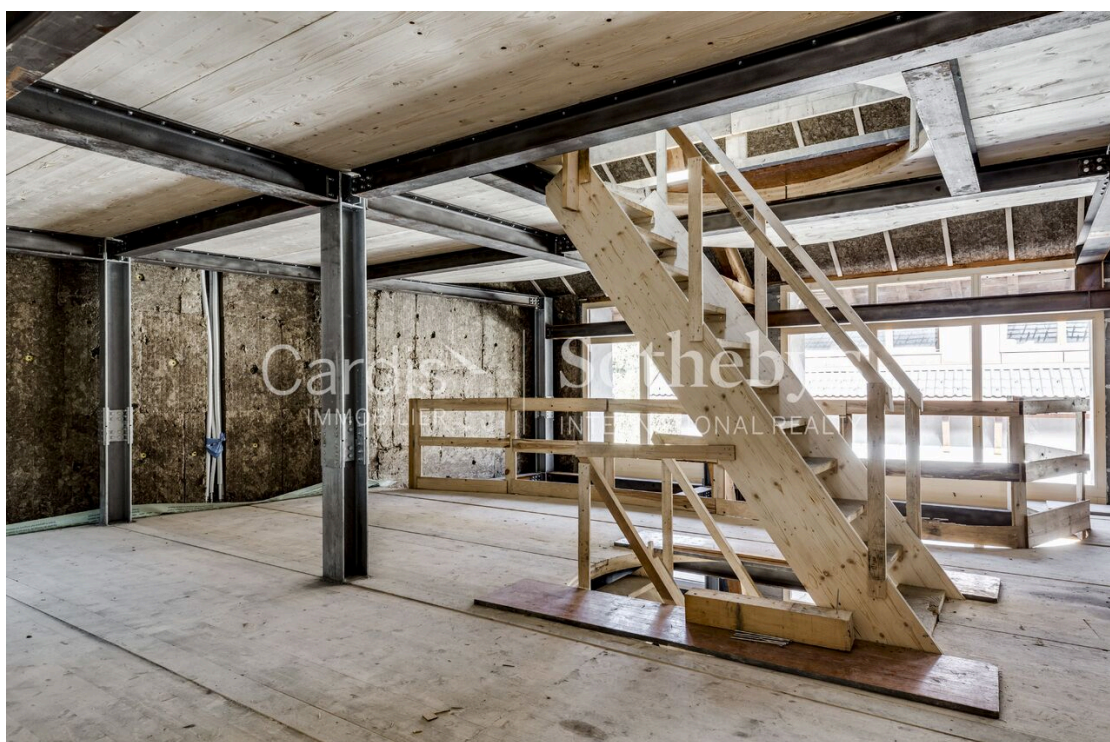
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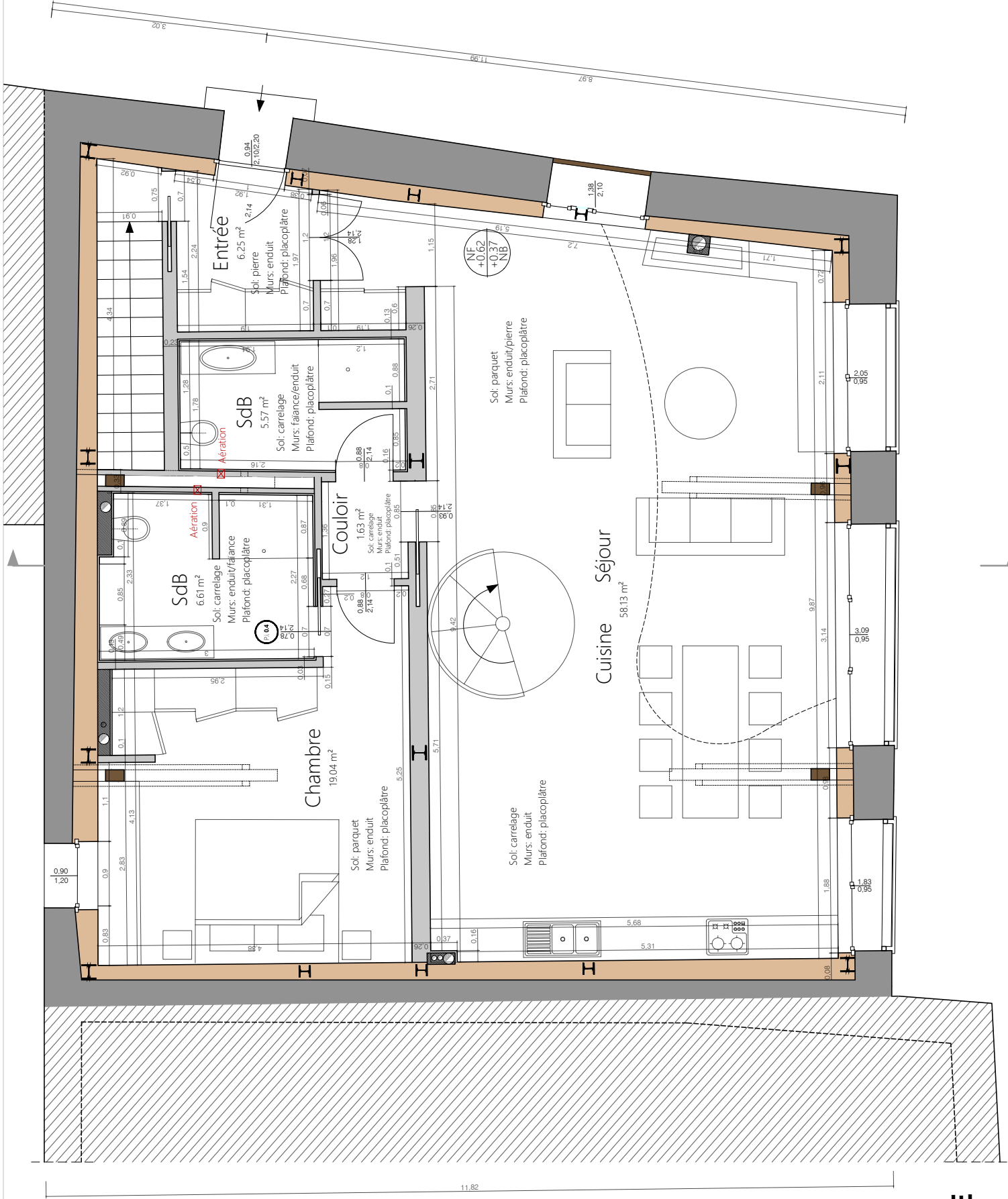
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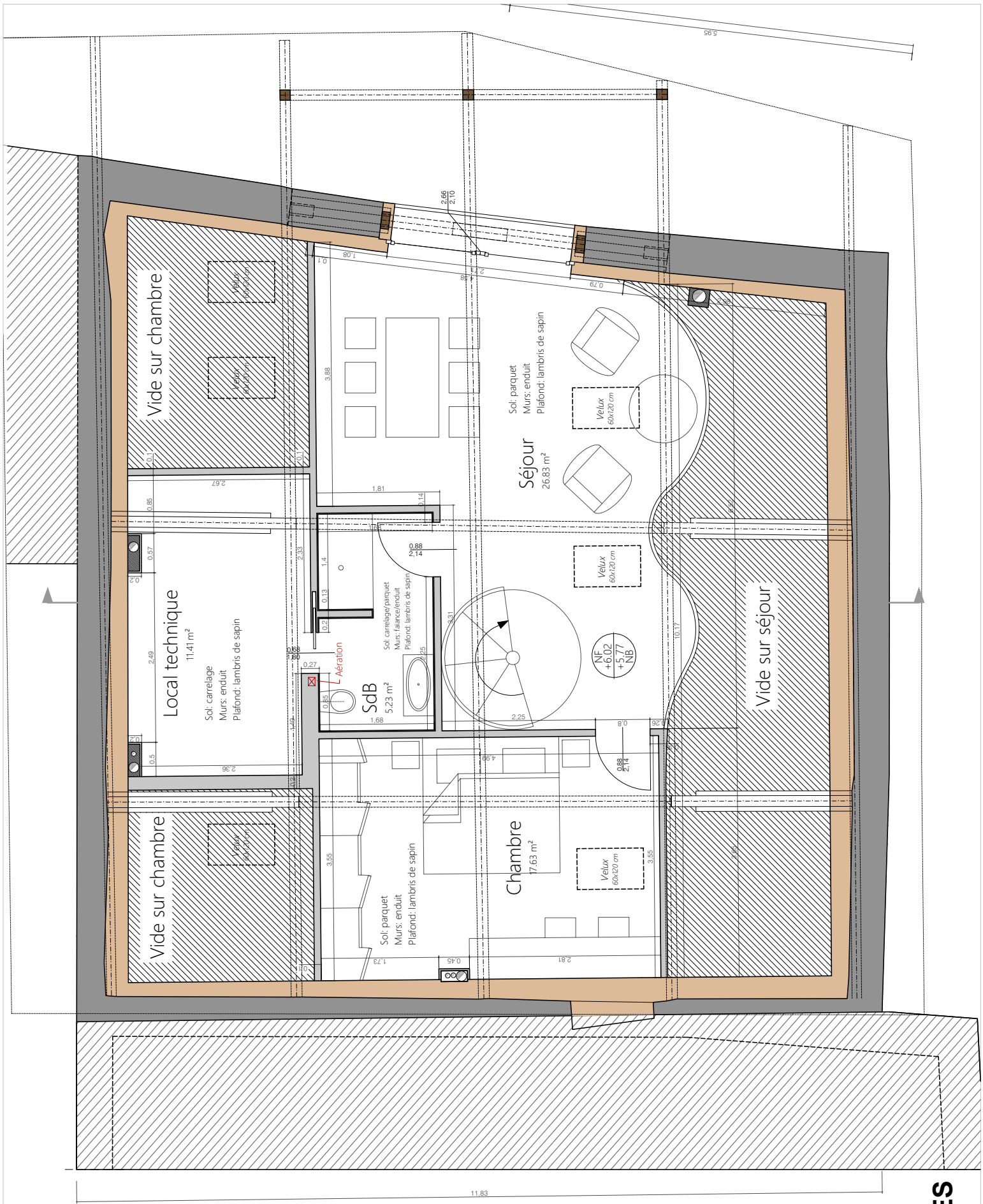


PLAN REZ DE CHAUSSE

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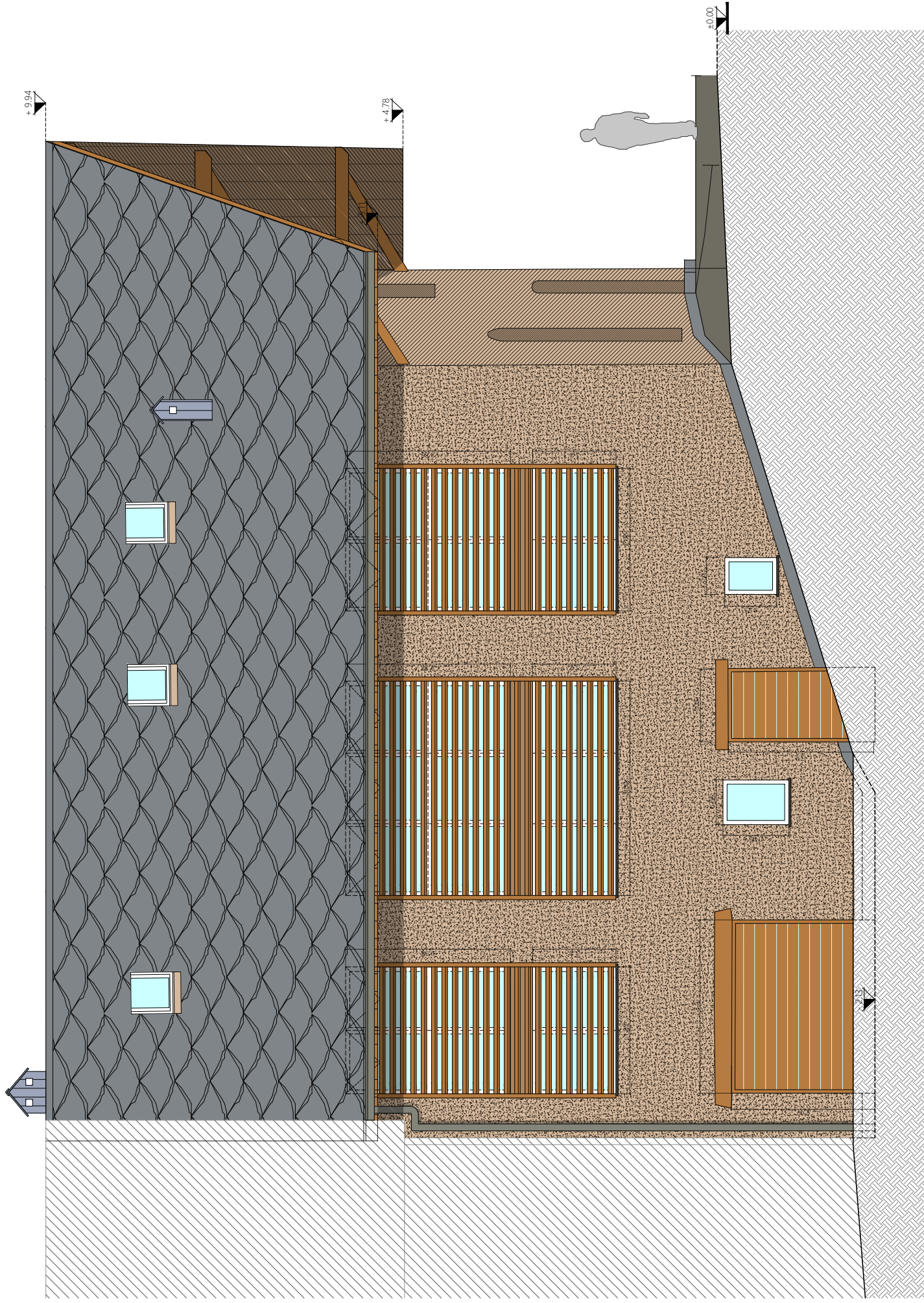


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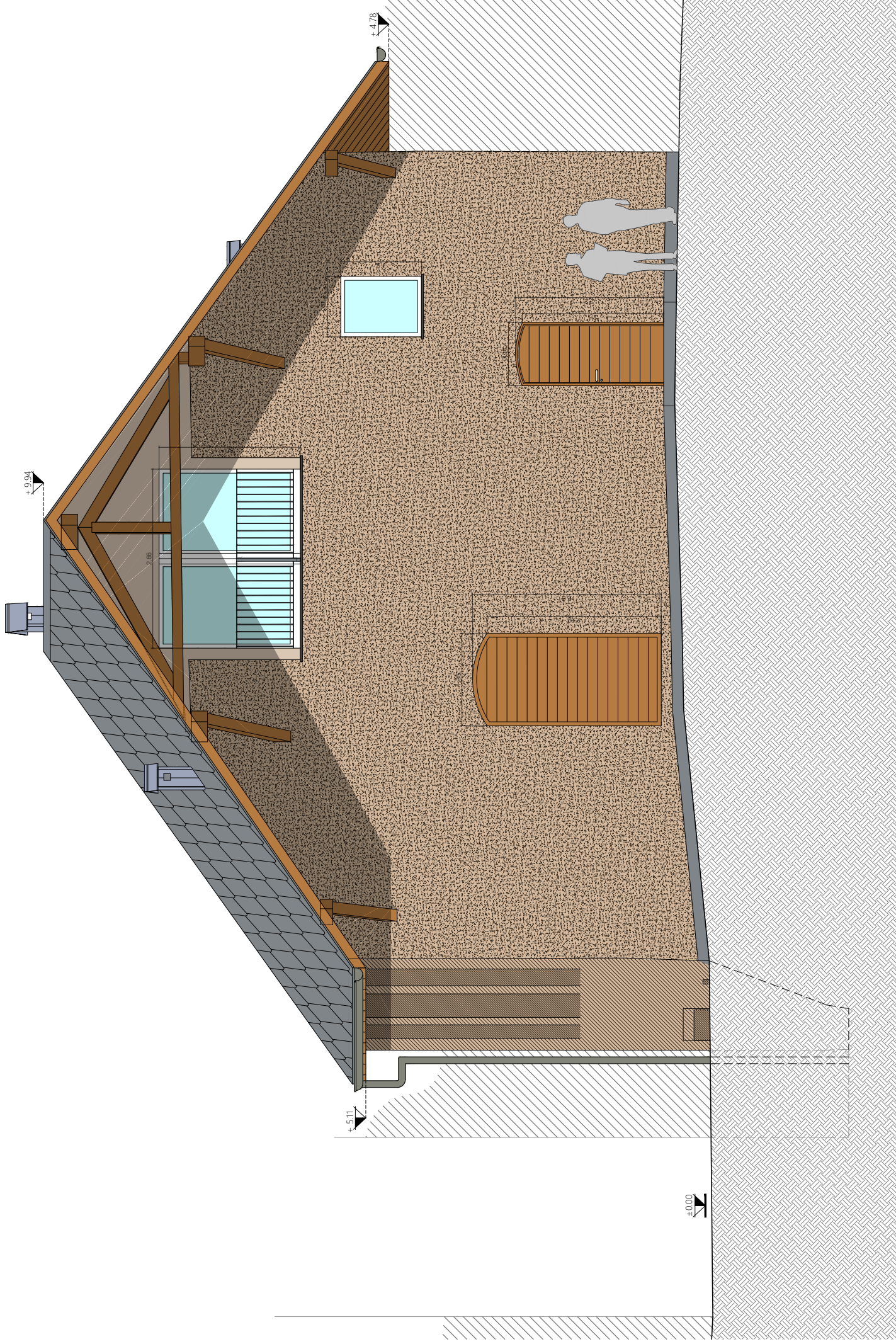




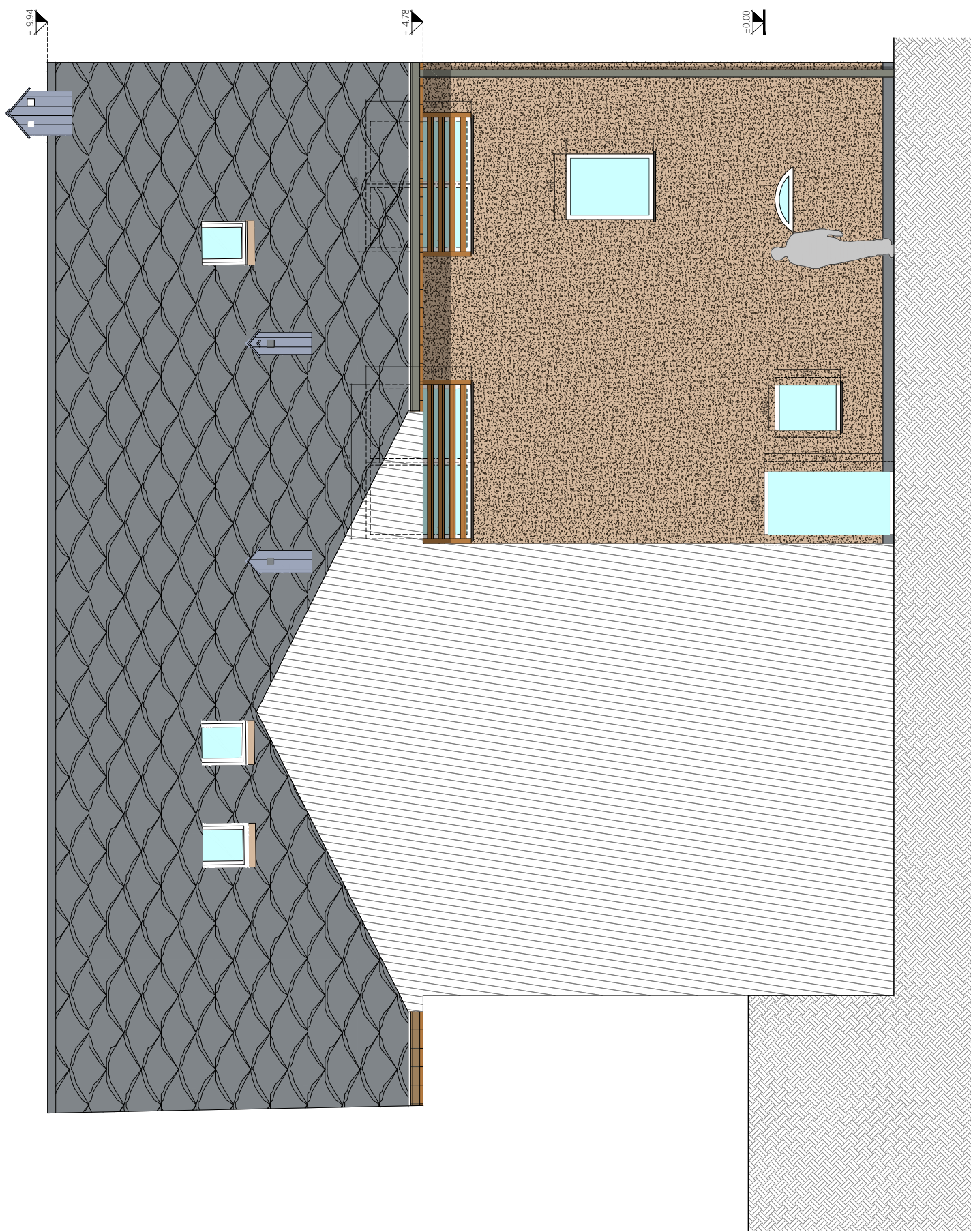
PAC*	
Pompe à chaleur air-eau	
Puissance 13,4 Kw	
COP 3,3	
Nombre compresseur 1	
Niveau de pression acoustique à 1 m 49 dB	



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FAÇADE NORD
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FAÇADE OUEST

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