

FULLY



Spacious, luxurious new villa

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**CHF 1'260'000.-**

Price of parking place(s) in addition



5.5

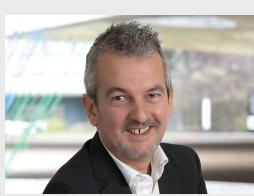


4



~173 m<sup>2</sup>

n° ref. **044610-A12**



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## SITUATION AND DESCRIPTION

### **Discreet luxury and an exceptional panorama**

In a rare green setting, this contemporary villa offers an interlude of calm and elegance, carried by a spectacular view of the surrounding mountains. Nestled in a residential neighborhood, the property embodies the avant-garde art of living, between nature and modernity.

The clean architectural lines, generous volumes and omnipresent luminosity give this home an atmosphere that is both warm and resolutely contemporary. Every space has been designed to offer comfort, privacy and fluidity, from the vast living room with terraces to the practical and functional open kitchen, right through to the master suite.

Outdoors, terraces, balconies and lawns invite you to relax. You'll also benefit from a covered, sheltered

terrace, designed for precious moments away from the hustle and bustle. This terrace is ideal for a Jacuzzi, for example. The house is controlled by home automation, allowing you to manage lighting, blinds and many other functions from your smartphone or tablet, for modern day-to-day comfort.

This exclusive address combines discretion, accessibility and quality of life. What's more, the villa is available for immediate delivery.

## SURFACES

Living area	~ 173 m <sup>2</sup>
Balcony Surface	~ 7.8 m <sup>2</sup>
Garden surface	~ 117 m <sup>2</sup>
Terrace surface	~ 75 m <sup>2</sup>
Useful surface	~ 215.1 m <sup>2</sup>
Total surface	~ 215 m <sup>2</sup>

## 1st floor

- Entrance
- Bathroom
- 2 bedrooms
- Master suite with balcony

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Year of construction	2025
Heating system	Heat pump, Solar
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
	2
Inside parking place/s	CHF 50'000.- not included
	2
Total nb. of parkings	CHF 50'000.- not included
Construction zone	Zone faible densité - zone à aménager
Parking places	Yes, obligatory

## DISTANCES

Public transports	90 m
Primary school	850 m
Stores	800 m
Restaurants	500 m

## DISTRIBUTION

### Ground floor

Main entrance

- Clearance
- Technical room
- Bedroom with shower room
- Staircase leading to first floor



## LOCATION

Located in Fully, this luxurious new semi-detached house is in a village environment, surrounded by villas, parks, green areas and in a quiet residential area. Public transport is nearby, with a bus stop just a few steps away, offering good connectivity. You're sure to enjoy a serene living environment.

The neighborhood is ideal for families, with primary and secondary schools, daycare centers and playgrounds available nearby. Children can enjoy a safe, welcoming environment while benefiting from all the necessary educational facilities. Outdoor spaces include terraces, gardens and hiking trails for nature-based recreation.

A few minutes' walk away, a cultural center offers concerts and events, enriching local life. Population density remains moderate, ensuring a high quality of life. The location combines tranquility, accessibility

and essential services, ideal for a family wishing to enjoy a privileged environment.

- Currently under completion, available immediately for habitation

## NEIGHBOURHOOD

- Village
- Villa area
- Park
- Green
- Residential area
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Hiking trails
- Concert hall

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Open kitchen
- Bright/sunny
- With front and rear view
- Natural light

## EQUIPMENT

- Fitted kitchen
- Induction cooker

- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Home automation
- full finishing

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Garden
- Fields
- Mountains

## FINANCIAL DATA

### Price

CHF 1'260'000.-

### Price park. int. ②

CHF 50'000.-

### Total price

**CHF 1'310'000.-**

### Availability

immediately

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**STYLE**

- Modern

**STANDARD**

- Minergie®



