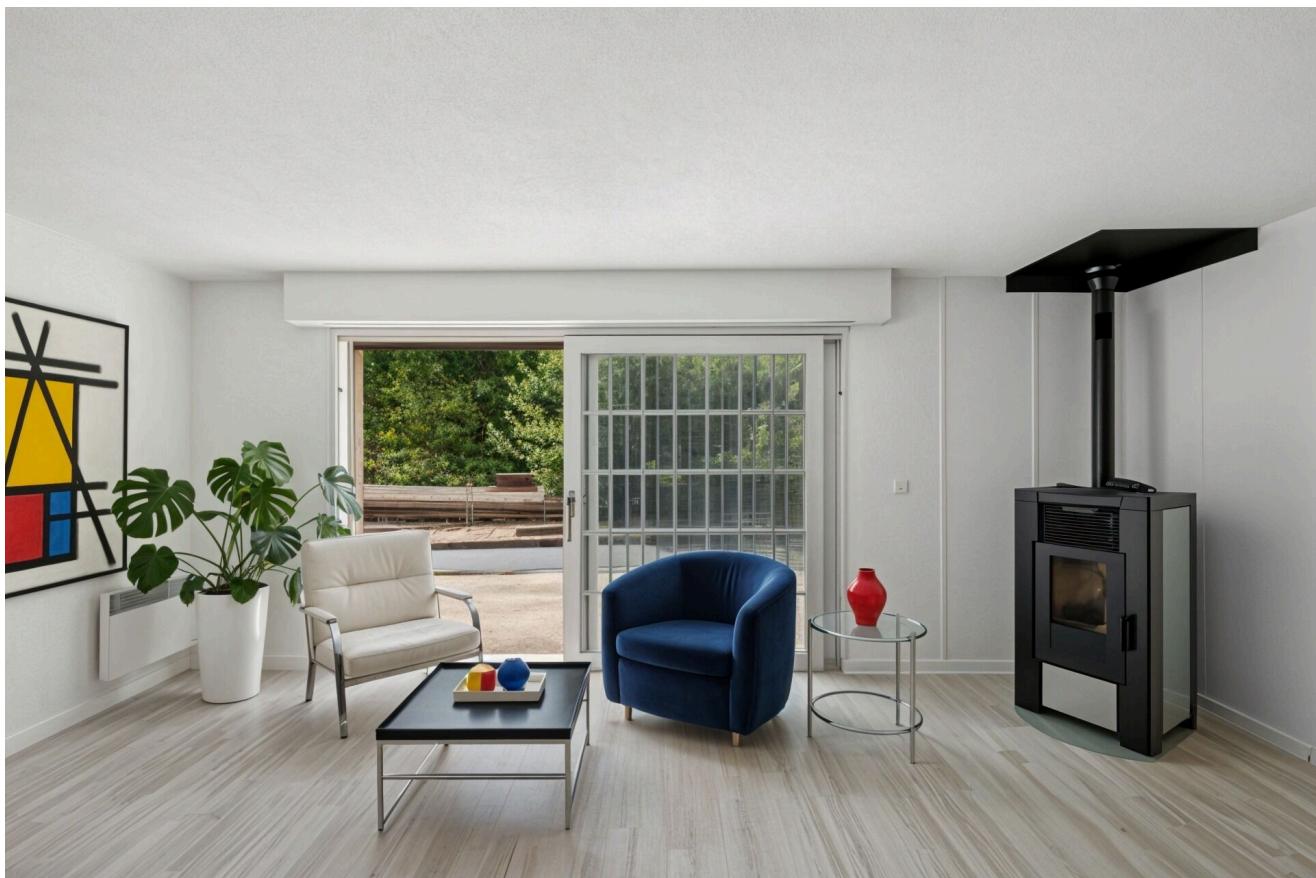


SAILLON



Comfortable house with terrace and
generous outdoor space

Parking place(s) included



3.5



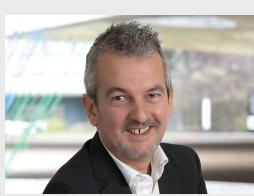
2



~80 m²

n° ref.

5627029_042322



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

The semi-detached villa seduces from the very first moment with its privileged location: facing due south, it's bathed in light from morning to evening, creating that immediate sensation of warmth and well-being we all seek when entering a home.

Nested in a quiet, well-kept residential neighborhood, it offers a peaceful living environment, where you can breathe in tranquility while remaining close to village amenities.

During visits, you quickly feel this rare blend of privacy and practicality.

The natural environment adds a real emotional dimension: the unobstructed view of the mountains and vineyards typical of the region gives each window an almost "postcard" charm. It's easy to imagine yourself on the terrace or in the garden, enjoying the

sunshine and the gentle rhythms of the region.

Saillon, with its authenticity, friendly atmosphere and renowned thermal baths, reinforces this feeling of anchoring and quality of life. It's a village where you simply feel good.

Thanks to its ideal orientation, the interior of the villa benefits from generous light, which naturally enhances the volumes and creates a welcoming atmosphere right from the entrance. A home that exudes comfort and serenity - and makes you want to stay.

SURFACES

Living area	~ 80 m ²	2 bedrooms
Surface of parcel	~ 135 m ²	Well-appointed central space for easy circulation
Balcony Surface	~ 6 m ²	Fitted shower room, with washbasin and WC
Terrace surface	~ 34 m ²	Practical recess for storage and laundry column

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	2
Number of balcony	1
Year of construction	1984
Heating system	Electricity, Pellets
Domestic water heating system	Electricity
Heating installation	Radiator
Service costs	CHF 350.-/month
Second home	Authorized
Outside parking place/s	2 included
Total nb. of parkings	2 included
Construction zone	Zone d'habitat individuel ③
Parking places	Yes, obligatory

DISTANCES

Public transports	400 m
Primary school	550 m
Stores	450 m
Restaurants	330 m

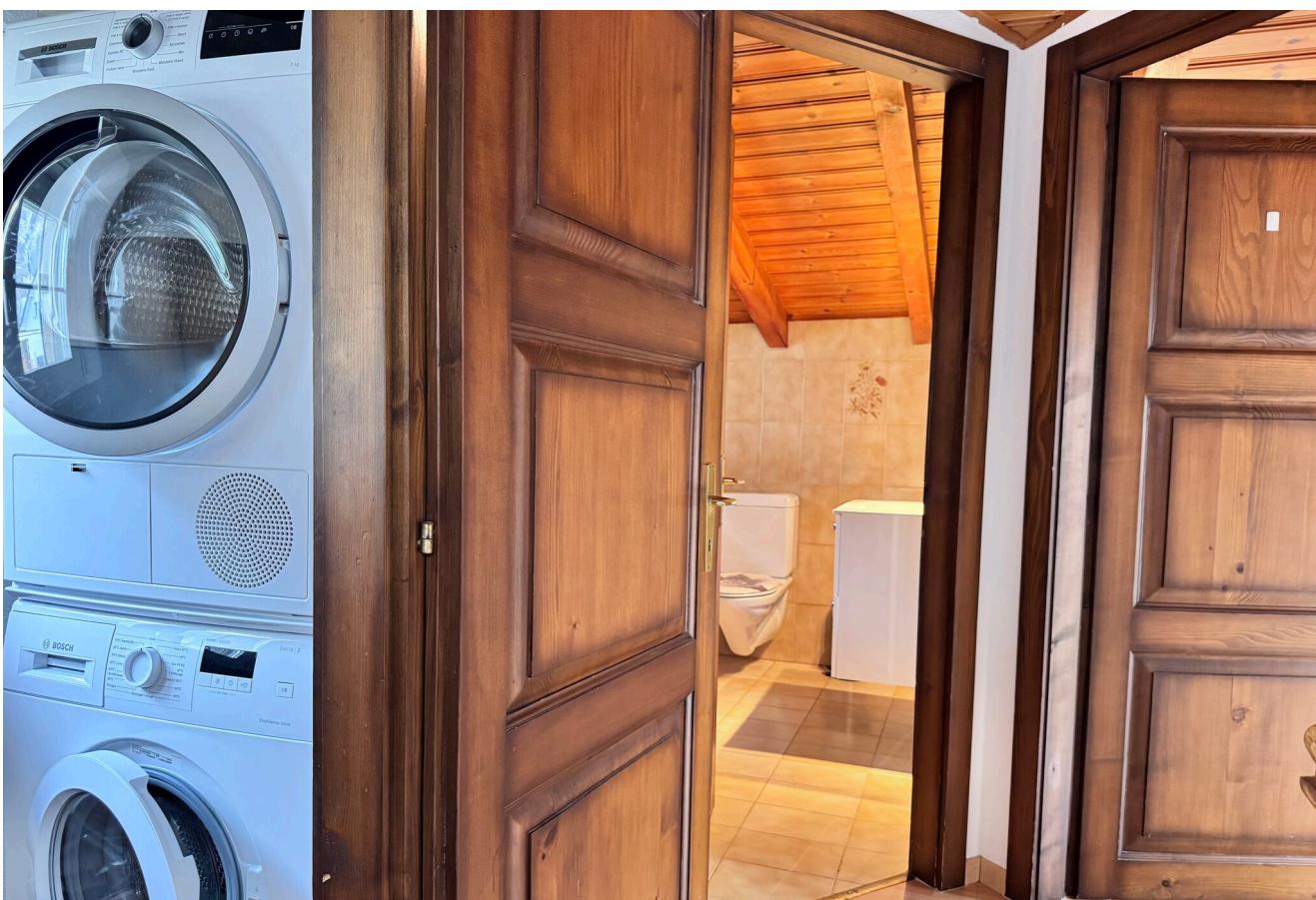
DISTRIBUTION

Ground floor

Welcoming entrance hall serving the various rooms
 Luminous living area, including a dining room and comfortable sitting area
 Open kitchen, integrated with a bar for convivial moments
 Visitor toilet conveniently located at the entrance, offering practicality and discretion
 Wooden staircase providing access to the upper floor

1st floor

2 bedrooms
 Well-appointed central space for easy circulation
 Fitted shower room, with washbasin and WC
 Practical recess for storage and laundry column



LOCATION

Located in Saillon, this twin house is in a peaceful village environment, surrounded by residential areas, parks, vineyards and green zones.

Nearby you'll find a bank, post office, restaurants and a bus stop.

Children can enjoy parks, nurseries, crèches, pre-schools and elementary school.

Hiking trails are within easy reach, offering moments of relaxation in the heart of nature.

The town of Martigny is 11 km away, with easy access by train. The neighborhood is quiet, with low noise levels in the evening and during the day.

Population density is moderate, offering a balance between village life and amenities. A supermarket is less than five minutes' walk away, and there are two restaurants nearby. Medical facilities are also close by, ensuring good accessibility should the need arise.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Vineyard
- Residential area
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Hiking trails
- Bike trail
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Gardenhouse
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Pantry
- Unfurnished

- Built-in closet
- Furnace
- Double glazing
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Phone
- Cable/TV
- WiFi
- Electric blind

FLOOR

- Tiles
- Laminated

ORIENTATION

- South
- East

EXPOSURE

- Favourable
- All day

VIEW

- Nice view

FINANCIAL DATA

Price

Availability

To be discussed

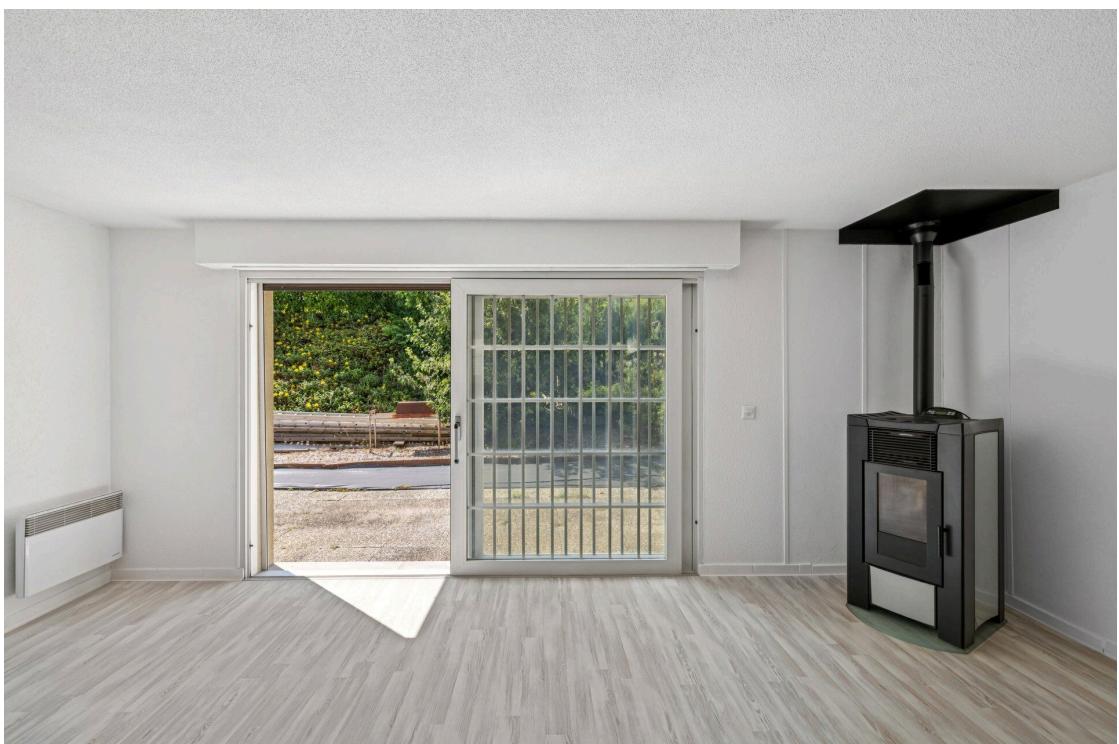
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Layout proposal



Design proposal





Layout proposal







