

# GRIMISUAT



Exceptional villa in Grimisuat - Spacious plot & panoramic view

**CHF 2'050'000.-**

Parking place(s) included



6.5



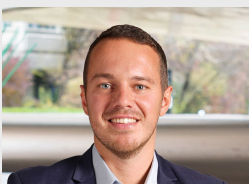
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~152 m<sup>2</sup>

n° ref.

**5592763\_10587**



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## SITUATION AND DESCRIPTION

### A EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Situated in a tranquil setting overlooking the heights of Grimisuat, this exceptional property offers a rare living environment, sublimated by a breathtaking view of the Swiss Alps, with no overlooking.

Established on a 2,596 sq. m. flat plot, the villa offers around 250 sq. m. of floor space, combining elegance, comfort and space. The well-kept exteriors include a vast terrace with new pergola, a well-exposed swimming pool, as well as a landscaped garden currently being optimized.

A major asset of this property lies in its independent 3.5-room apartment, with private access - ideal for welcoming your guests in absolute comfort or considering independent occupation. A private gym completes this property.

At just 8 minutes from the center of Sion and 15 minutes from the Anzère ski resort, this villa enjoys a strategic location: absolute calm, surrounding nature and immediate proximity to alpine amenities and leisure activities.

A unique opportunity to acquire an exclusive residence, combining serenity, prestige and breathtaking views.

## SURFACES

Living area	~ 152 m <sup>2</sup>
Surface of parcel	~ 2596 m <sup>2</sup>
Useful surface	~ 250 m <sup>2</sup>

## CARACTERISTICS

Number of flats	2
Number of floors	3
Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Number of terraces	1
Year of construction	1991
Year of restoration	2020
Heating system	Fuel oil
Heating installation	Radiator, Floor
Second home	Authorized
Inside parking place/s	4 included
Outside parking place/s	4 included
Total nb. of parkings	8 included
Basement	1
Parking places	Yes, obligatory

## ANNEXES

- Large garage
- 2 garden sheds
- 3.5-room apartment on lower ground floor

## DISTANCES

Station	6000 m
Public transports	270 m
Freeway	6300 m
Nursery school	450 m
Primary school	450 m
Secondary school	6300 m
Secondary II school	6 m
College / University	4400 m
Stores	650 m
Cable car	4350 m
Airport	4969 m
Post office	700 m

Bank	650 m
Hospital	2628 m
Restaurants	400 m
Park / Green space	450 m

## DISTRIBUTION

### Ground floor

- Main entrance
- Hallway
- Spacious living room with direct access to outdoor terrace
- Open dining room
- Enclosed kitchen to renovate, with direct access to outside terrace
- Office or commissary
- Bedroom 1
- Shower room with shower and WC
- Staircase leading to first floor

### 1st floor

- 2 bedrooms
- Bathroom and WC
- Dressing room or office

### Basement

- Independent access
- Living room with fully equipped open kitchen
- Two beautiful bedrooms
- Shower room with shower and WC
- Gym



Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## LOCATION

Grimisuat is distinguished by its harmonious living environment, located on the right bank of the Rhône, on a south-facing hillside enjoying a mild, bright climate.

Just 8 minutes from Sion and 15 minutes from the resort of Anzère, the commune offers an ideal balance between tranquility and accessibility. In the immediate vicinity you'll find: schools, church, hospital, shops, restaurants, typical wine cellars, as well as sports and leisure facilities.

Surrounded by the communes of Savièse, Arbaz, Ayent and Sion, Grimsuat embodies an authentic Valaisan art of living, oriented towards nature, family and comfort.

## OUTSIDE CONVENIENCES

- Outdoor pool
- Garden with trees
- Numerous outdoor parking spaces
- Gateway

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**NEIGHBOURHOOD**

- Village
- Villa area
- Park
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Public swimming pool
- Horse riding area
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail

- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Shed
- Public parking
- Swimming pool
- Barbecue-chimney
- Built on even grounds
- Barbecue

**INSIDE CONVENIENCES**

- Without elevator
- Garage
- Eat-in-kitchen
- Cellar
- Storeroom
- Workshop
- Fitness room
- Craft room
- Fireplace
- Bright/sunny
- Natural light
- Exposed beams

**FINANCIAL DATA****Price****CHF 2'050'000.-****Availability**

To be discussed

**Judicial form**

En nom propre

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- With character

## **EQUIPMENT**

- Fitted kitchen
- Connections for washing tower
- Shower
- Bath
- Interphone
- Code door
- Oversee camera
- Electric gate

## **FLOOR**

- Tiles
- Parquet floor

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Unobstructed
- With an open outlook
- Park
- Fields
- Forest
- Alps

## **STYLE**

- Mediterranean
- Character house





Home staging



Home staging







Home staging















