

VÉTROZ



Detached villa with pool and independent
studio

CHF 1'690'000.-

Parking place(s) included



7.5



6



~230 m²

n° ref. **044394**

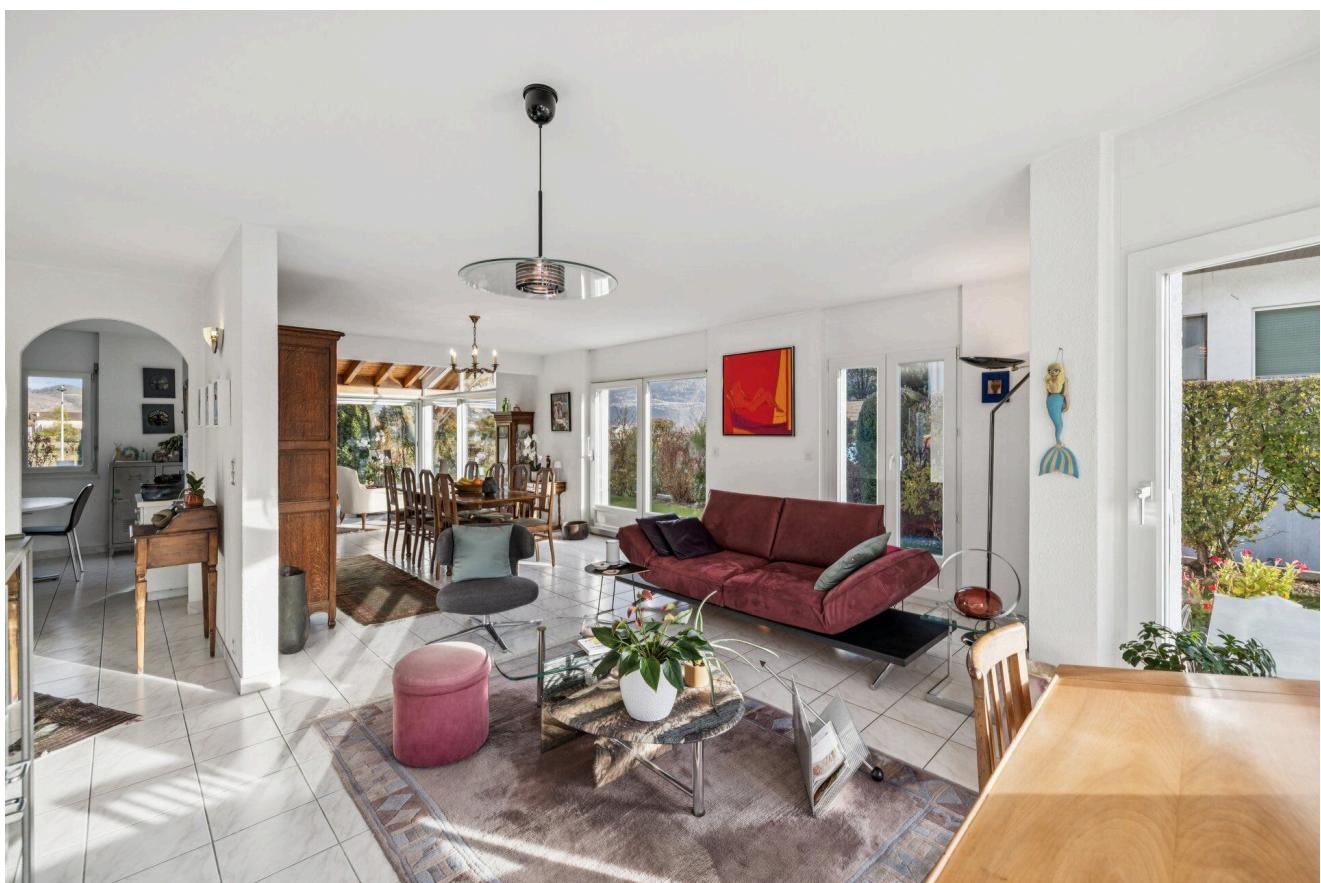


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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Located in Vétroz, at the gateway to Conthey and within easy reach of schools and all amenities, this spacious villa captivates with its contemporary architecture and harmonious living environment. Built on a perfectly flat 1,009 m² plot and benefiting from solar panels, it offers around 230 m² of living space, designed to combine comfort, light and functionality.

From the entrance, generous volumes reveal themselves through a vast living room bathed in natural light, extended by a welcoming terrace and a carefully landscaped garden, creating a harmonious continuity between inside and outside. The modern, fully-equipped kitchen is the living heart of the home, ideal for entertaining and sharing special moments.

The villa features six bedrooms, including an elegant master suite with private shower room, offering an intimate and refined space. Each room has been designed to guarantee optimum comfort, complemented by numerous cleverly integrated storage units to preserve impeccable organization of daily life.

A rare asset enriches the property: an independent studio with private access, perfectly suited to welcome guests, offer a dedicated space for a teenager or serve as a professional office for a liberal activity.

Externally, the charm works immediately. The garden, a veritable jewel case of greenery, surrounds a swimming pool inviting you to relax and enjoy moments of pleasure under the Valais sun. A vast covered area, equipped with an outdoor kitchen and barbecue, allows you to fully enjoy summer evenings

in an elegant and convivial setting.

A garage-box and a covered area for two vehicles complete the features of this exceptional villa, offering rare comfort in a sought-after residential environment. Combining modernity, space and top-of-the-range amenities, this property represents a unique opportunity in the heart of Vétroz.

SURFACES

Living area	~ 230 m ²
Surface of parcel	~ 1009 m ²

CARACTERISTICS

Number of flats	1
Number of floors	4
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	4
Number of balcony	2
Year of construction	1992
Year of restoration	2025
Heating system	Gas, Solar
Heating installation	Radiator, Floor
Second home	Non authorized
Outside parking place/s	3 included
Number of boxes	1 included
Total nb. of parkings	4 included
Basement	1
Parking places	Yes, obligatory

ANNEXES

- Covered area for 2 vehicles
- Garage box
- Covered area with outdoor kitchen and barbecue

DISTANCES

Station	1230 m
Public transports	491 m
Freeway	1518 m
Nursery school	543 m
Primary school	543 m
Secondary school	1901 m
Secondary II school	1901 m
College / University	6713 m
Stores	802 m
Cable car	4571 m
Airport	4877 m
Post office	821 m
Bank	805 m
Hospital	8765 m

Restaurants	752 m
Park / Green space	232 m

DISTRIBUTION

Lower ground floor

- Studio with separate entrance equipped with kitchenette and shower room
- Buanderie

Ground floor

- Entrance hall
- Guest WC
- Semi-open living kitchen
- Living room with winter garden

1st floor

- Parental suite with WC, shower room and balcony

2nd floor

- 3 large bedrooms with beautiful ceiling heights
- Plenty of storage space
- West-facing balcony
- Spacious bathroom with double sink and shower

3rd floor

- Gallery
- Attic children's bedroom

Basement

- Carnotzet
- PCabinet
- Cellar
- Technical room
- Storage space



MUNICIPALITY

Nested in the heart of central Valais, Vétroz enjoys a strategic location between Sion and Martigny, while preserving a peaceful residential atmosphere.

Loved for its generous sunshine and natural setting, the commune offers a harmonious balance between comfortable living, local dynamism and proximity to major routes.

Vétroz seduces with the quality of its infrastructure: schools, shops, restaurants, public transport and everyday services are accessible in just a few minutes.

Families particularly appreciate the presence of modern schools, green spaces and playgrounds. Just a stone's throw away, Conthey completes the offer with its shopping center, specialized stores and wide choice of activities.

The commune is also an ideal starting point for enjoying the Valais: strolls through the vineyards, hikes along the bisses, bike outings or gastronomic discoveries punctuate the seasons.

Wine lovers will be delighted by the region's wine cellars, while nature and sports enthusiasts benefit from the proximity of ski resorts, the sports plain and the many cultural and leisure activities in the surrounding area.

CONSTRUCTION

- Terracotta tile roof
- Fir framing
- Rofter insulation, approx. 10 cm
- Warm roof

- Copper tinsmithing
- Gable roof, with offsets and dormers

OUTSIDE CONVENIENCES

- Pool
- Large Terrace
- Beautiful garden with trees

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Fog-free
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Horse riding area
- Tennis centre
- Bike trail
- Soccer pitch
- Concert hall
- Medical home
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Garden
- Box
- Carport
- Swimming pool
- Built on even grounds
- Barbecue
- Outdoor-kitchen

INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Carnotzet
- CP-Shelter
- Craft room
- Unfurnished
- Built-in closet
- Double glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Outdoor lighting

FINANCIAL DATA

Price

CHF 1'690'000.-

Availability

To be discussed

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FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- Nice view
- Far view

STYLE

- Classic
- Postmodern

