

# ARDON



Very luminous architect-designed villa

**CHF 985'000.-**

Price of parking place(s) in addition



6.5



5



~241 m<sup>2</sup>

n° ref. **042171**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

This luminous architect-designed villa, nestled in a privileged setting far from any nuisance, is an invitation to serene family life close to all amenities.

Nested in a leafy residential area, this property enjoys a southerly aspect ensuring optimal sunshine throughout the day, while the proximity of the vineyards offers a peaceful environment, just a stone's throw from amenities.

Established on a flat, easy-to-maintain plot at the end of a cul-de-sac, it enjoys a rare location in a residential zone limited to 30 km/h, some fifteen minutes from Sion and Martigny and just a few minutes from motorway access.

As soon as you enter, you'll be seduced by its generous volumes articulated around a central fireplace and a vast glass roof opening onto the garden and terraces, immersing the living spaces in beautiful natural light.

The latter are articulated around a fireplace with insert giving your winter evenings a neat and warm atmosphere.

With the benefit of a kitchen completely renovated in 2020 with quality materials, this property offers an ideal living environment for any family.

A must-see!

**SURFACES**

Living area	~ 241 m <sup>2</sup>
Surface of parcel	~ 651 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors	3
Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Number of terraces	2
Year of restoration	2020
Heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	4 included
Total nb. of parkings	5 included
Construction zone	zone d'habitation collective 0.6
Basement	1

**DISTANCES**

Station	1482 m
Public transports	150 m
Freeway	4500 m
Primary school	473 m
Secondary school	3800 m
Stores	530 m
Post office	416 m
Bank	590 m
Restaurants	351 m

**DISTRIBUTION****Ground floor**

Independent entrance hall  
Guest WC  
Large living room with dining area and open kitchen  
Central fireplace with insert  
Parent suite with private shower room

**1st floor**

Large, bright distribution hall  
4 bedrooms  
Washroom with WC, shower and bath

**Basement**

2 large rooms to arrange according to your desires  
Cellar  
Technical room/laundry room  
Storage room/cellar





## OUTSIDE CONVENIENCES

2 beautiful south-facing terraces  
Carport cover  
4 outdoor spaces  
Garden shed

Switzerland

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## NEIGHBOURHOOD

- Village
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Bus stop
- Highway entrance/exit

## OUTSIDE CONVENIENCES

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

## INSIDE CONVENIENCES

- Guests lavatory
- Veranda
- Cellar
- Workshop
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath

## FLOOR

- Marble

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

**Price**

**CHF 985'000.-**

**Availability**

immediately

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