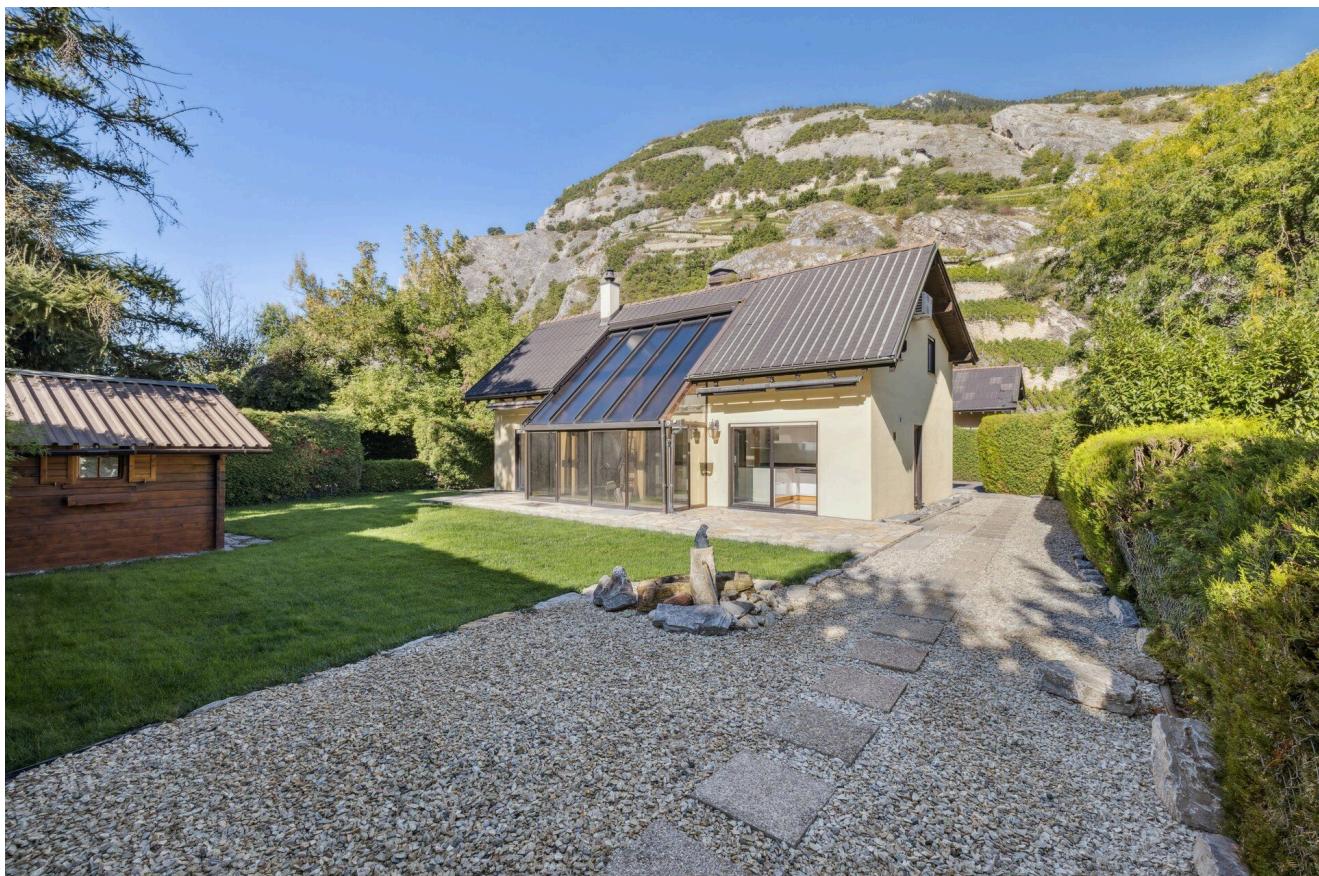


# ARDON



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**

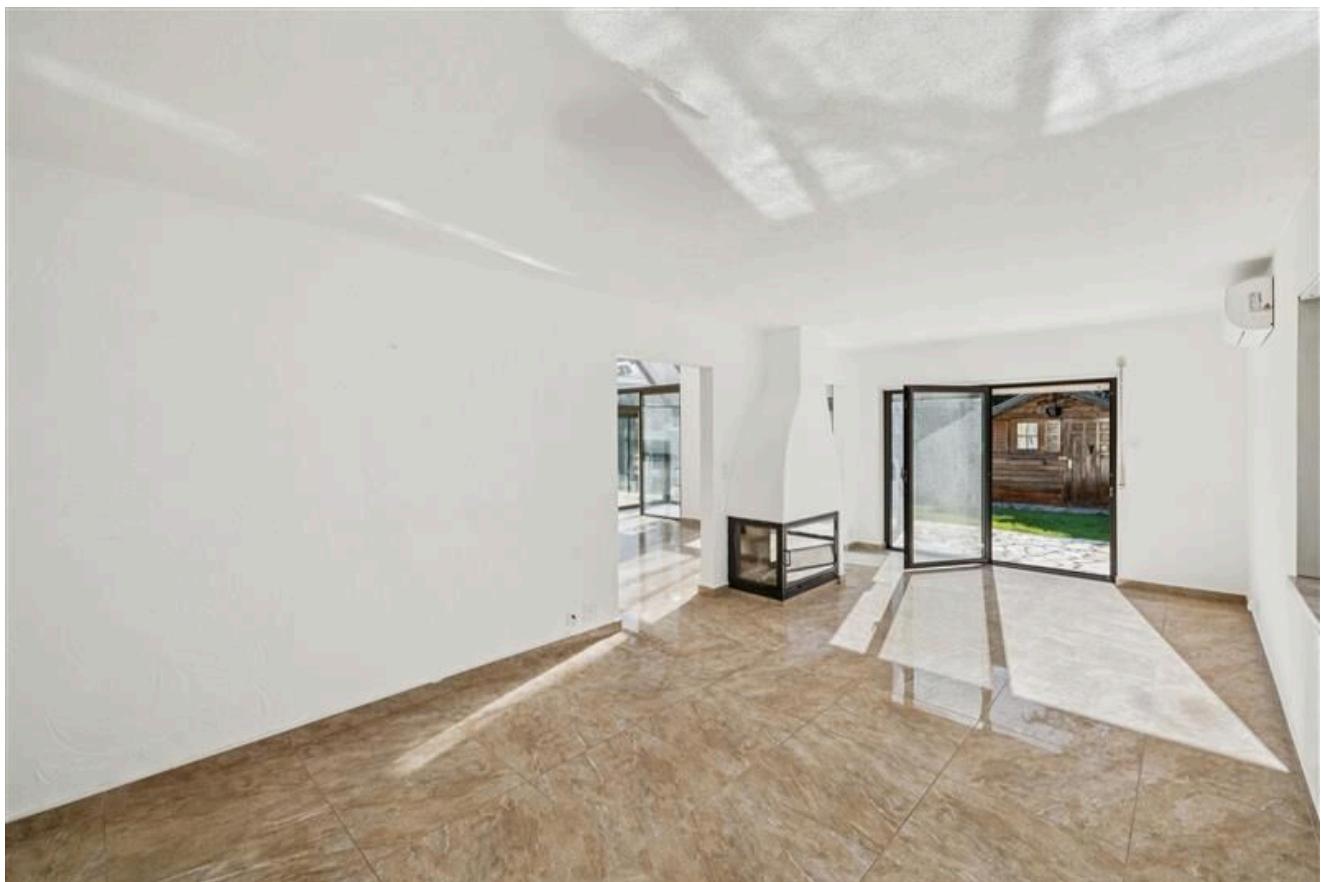


**Switzerland | Sotheby's International Realty**  
Avenue de la Gare 46B, 1920 Martigny

**Valérie De Buck**

+41 79 381 62 93

valerie.debuck@swsir.ch



## 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> | Large, bright distribution hall                 |
| Surface of parcel | ~ 651 m <sup>2</sup> | 4 bedrooms<br>Washroom with WC, shower and bath |

## CARACTERISTICS

|                         |                                     |  |
|-------------------------|-------------------------------------|--|
| Number of floors        | 3                                   |  |
| Number of rooms         | 6.5                                 | 2 large rooms to arrange according to your desires |
| Number of bedrooms      | 5                                   | Cellar   |
| Number of bathrooms     | 3                                   | Technical room/laundry room                        |
| Number of toilets       | 3                                   | Storage room/cellar                                |
| 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<br>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

## 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

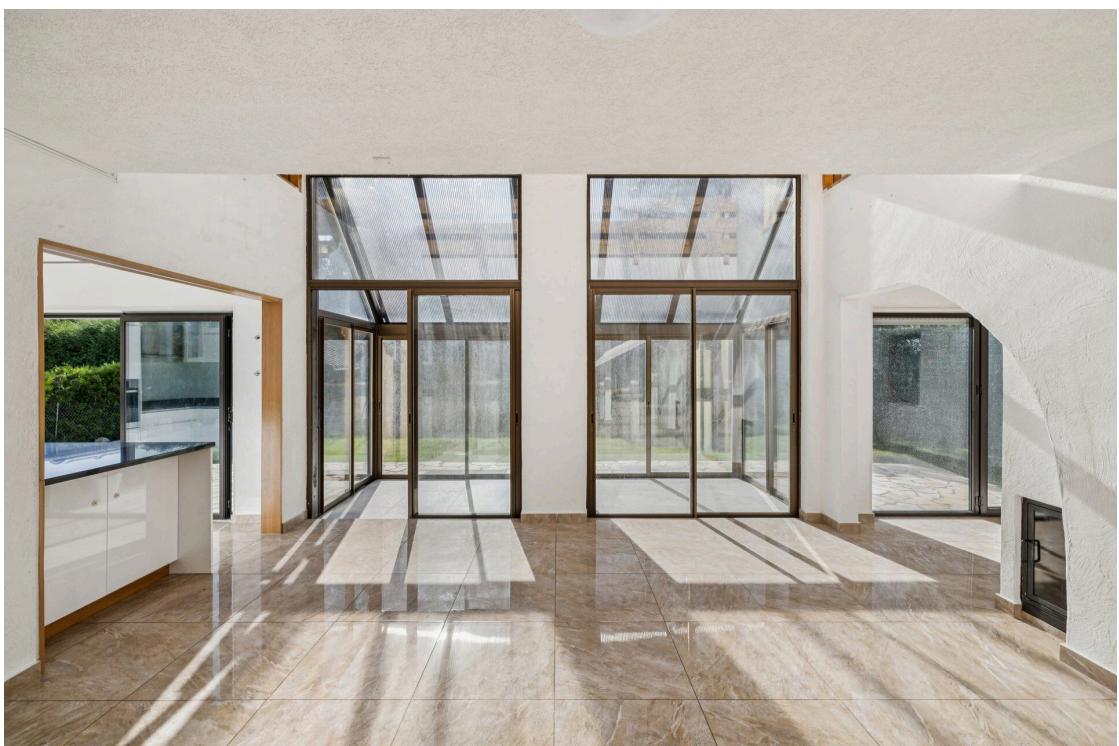
Price

**CHF 985'000.-**

Availability

immediately

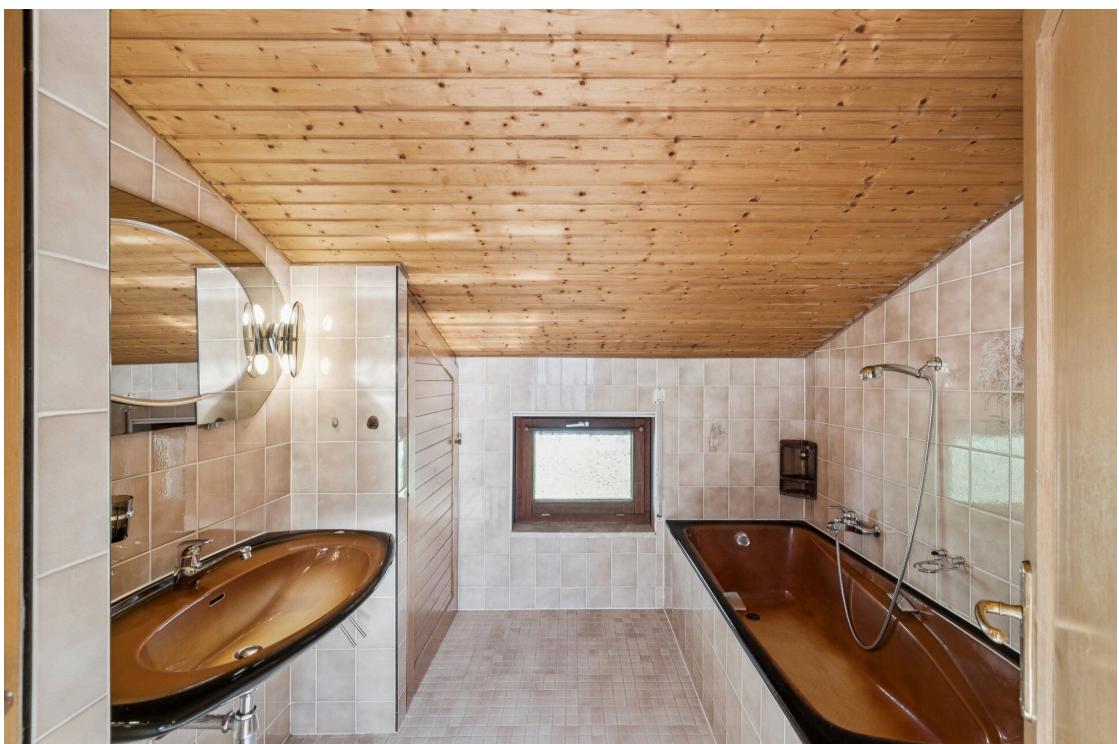
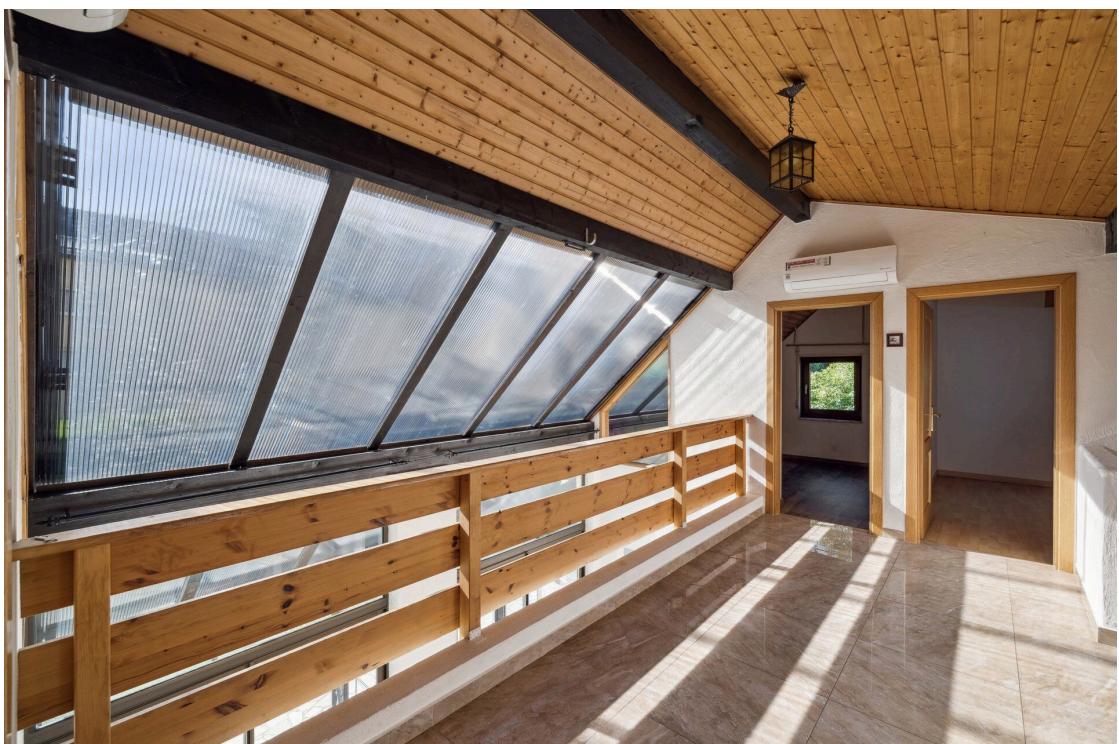
This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.













Switzerland | **Sotheby's**  
INTERNATIONAL REALTY



**[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)**