

FULLY



Exclusive villa with swimming pool, spacious rooms and idyllic setting

CHF 2'690'000.-

Parking place(s) included



7.5



6



~261 m²

n° ref. **042626**



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SITUATION AND DESCRIPTION

Discreet luxury and an exceptional panorama, at the gateway to Fully

In a rare green setting, sheltered from view, this contemporary villa offers an interlude of calm and elegance, carried by a spectacular view of the surrounding mountains. Nestled on a landscaped plot of over 2,312 m², with the possibility of acquiring an additional 1,002 m², carefully planted with fruit trees and selected species, the property embodies the alpine art of living, between nature and modernity.

The clean architectural lines, generous volumes and omnipresent luminosity give this residence an atmosphere that is both warm and resolutely contemporary. Every space has been designed to offer comfort, privacy and fluidity, from the vast living room with fireplace to the veranda bathed in light, right through to the garden-level master suite.

Outdoors, the heated swimming pool blends naturally into the landscape, inviting you to relax, while an outdoor kitchen, a space for a Jacuzzi, a pizza oven and a giant chessboard make up a refined reception area, designed for precious moments, far from any hustle and bustle.

Ideally located just a few minutes from Fully, this exclusive address combines discretion, accessibility and quality of life.

A rare, confidential property for discerning connoisseurs in search of the exceptional.

SURFACES

Living area	~ 261 m ²
Surface of parcel	~ 2312 m ²
Surface ground floor	~ 325 m ²
Useful surface	~ 290 m ²

CARACTERISTICS

Number of flats	1
Number of floors	2
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	4
Year of construction	2005
Year of restoration	2022
Heating system	Heat pump
Heating installation	Floor, Chimney
Second home	Authorized
Outside parking place/s	8 included
Total nb. of parkings	8 included
Parking places	Yes, obligatory

ANNEXES

- Utility room
- 2 garden sheds
- Reduit

DISTANCES

Station	1299 m
Public transports	446 m
Freeway	3545 m
Nursery school	1041 m
Primary school	1019 m
Secondary school	1071 m
Secondary II school	5094 m
College / University	12612 m
Stores	525 m
Cable car	7853 m
Airport	17721 m
Post office	523 m
Bank	680 m
Hospital	7000 m
Restaurants	324 m

Park / Green space

238 m

DISTRIBUTION

Ground floor

- Main entrance
- Laundry room
- Wellness area with sauna and shower
- Bedroom 1 or study
- Separate WC
- Ground-level master suite with dressing room and bathroom
- Kitchen open to living room, access to outside
- Veranda with Swedish stove, access to terrace
- Living room with fireplace
- Commissary
- Staircase leading to first floor

1st floor

- 4 bedrooms
- Washroom with shower and WC



OUTSIDE CONVENiences

- Outdoor swimming pool
- Site with connection for a jacuzzi
- Garden with trees
- Numerous outdoor parking spaces
- Chessboard
- Barbecue
- Pizza oven

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- 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
- Public swimming pool
- Sports centre
- Horse riding area
- Tennis centre
- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Religious monuments
- Doctor

- Thermal center

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Storeroom
- Visitor parking space(s)
- Swimming pool
- Barbecue-chimney
- Built on even grounds
- Barbecue
- Outdoor-kitchen

INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Pantry
- Storeroom
- Sauna
- Unfurnished
- Built-in closet
- Fireplace
- Skylights
- Bright/sunny
- With character

FINANCIAL DATA

Price

CHF 2'690'000.-

Availability

immediately

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EQUIPMENT

- Fitted kitchen
- Wine cooler
- American Fridge
- Built-in coffee machine
- Connections for washing tower
- Bath
- Shower
- Electric gate

FLOOR

- Tiles
- Parquet floor

EXPOSURE

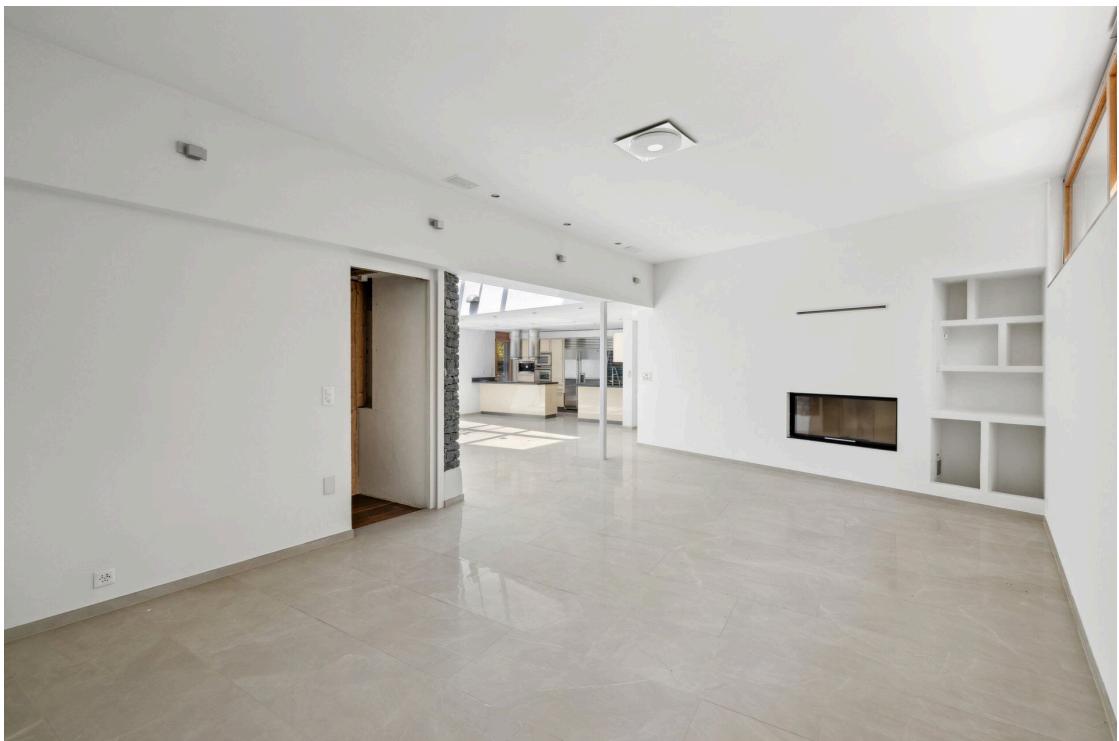
- Optimal
- All day

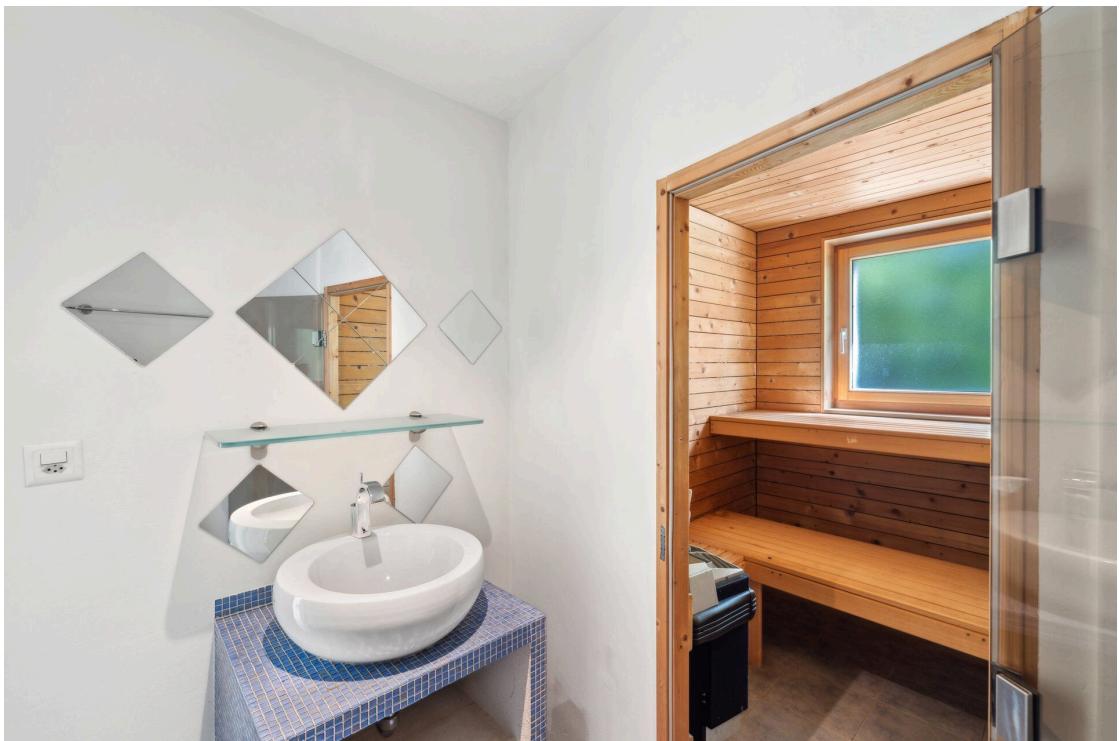
VIEW

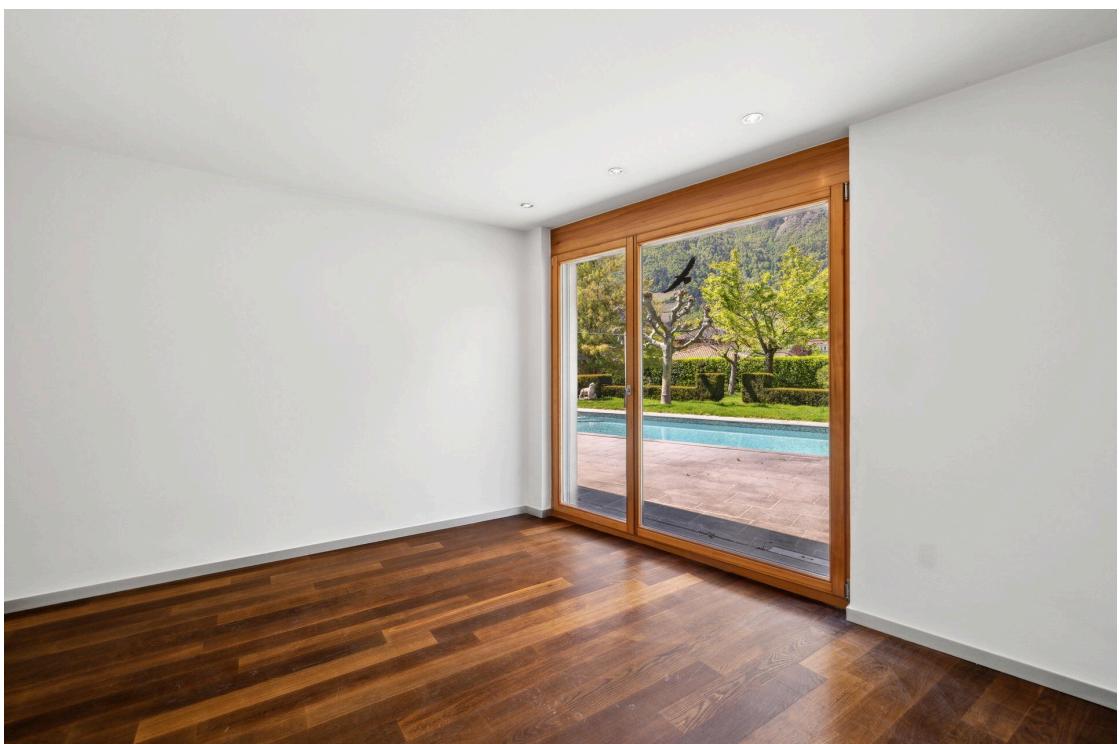
- Nice view
- With an open outlook
- Garden
- Fields
- Mountains

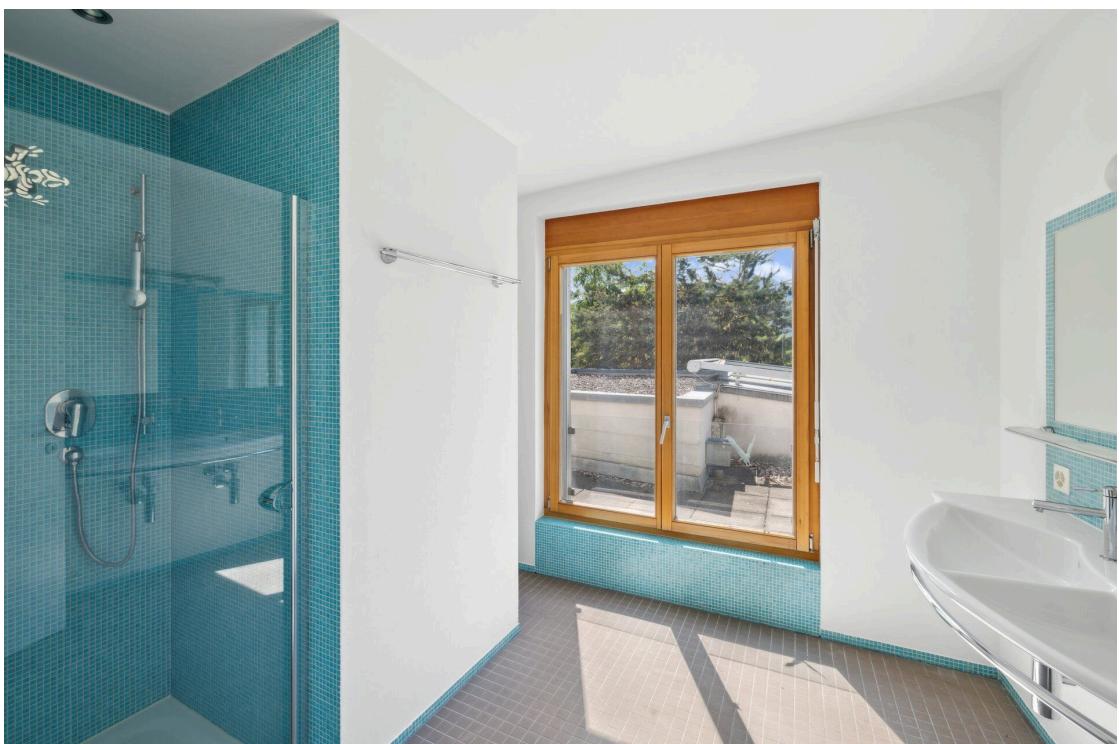
STYLE

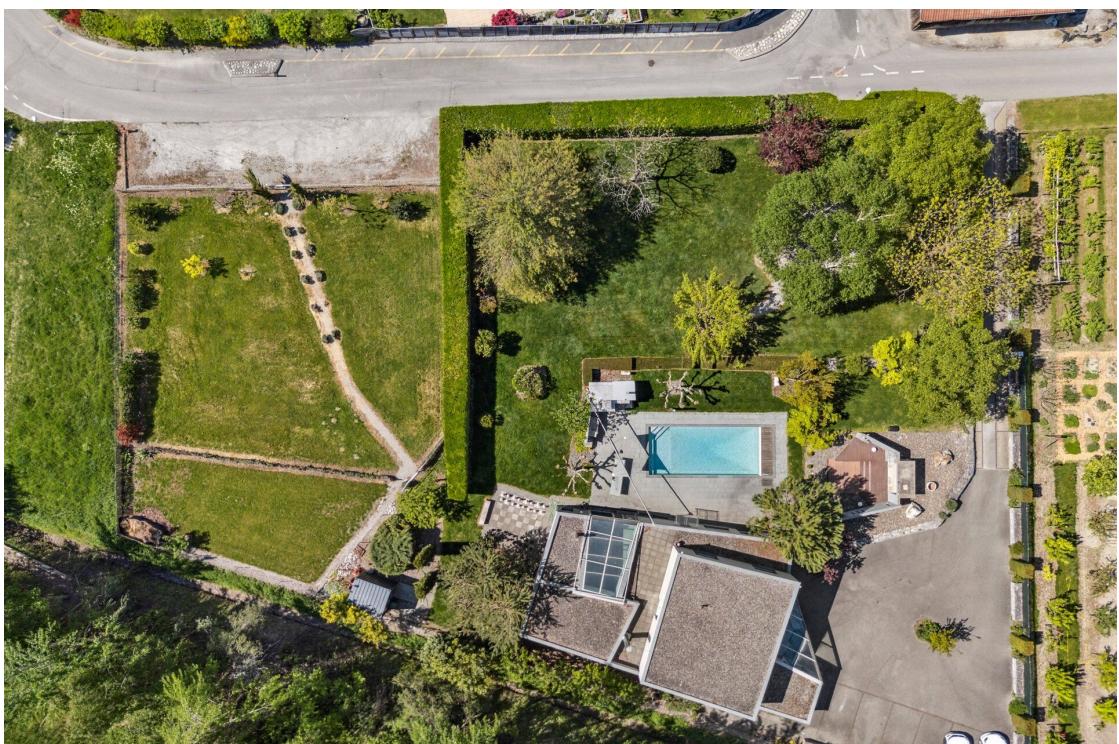
- Character house













1002m² plot in SUS