

SION



Architect-designed villa in Gravelone
overlooking the castles of Sion

CHF 2'250'000.-

Parking place(s) included



11.5



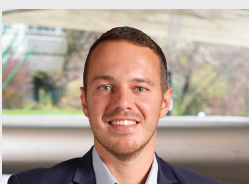
9



~430 m²

n° ref.

5344491_039430



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Switzerland

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SITUATION AND DESCRIPTION

This magnificent property, nestled in lush greenery, offers a peaceful living environment close to the center of Sion. This spacious villa, designed by an architect from Sion, offers perfect harmony between nature and modern comfort, while offering panoramic views of the Valère and Tourbillon hills and the Valais Alps.

With its 430 m² of floor space, the villa is divided into two distinct levels, where day-night living spaces are arranged in a fluid, non-overlapping manner. The first floor comprises a vast living room, dining room, kitchen and four bedrooms, including a master suite with dressing room and private shower room. Several terraces provide generous sunshine and unobstructed views.

The ground floor features a 3.5-room independent apartment with living room, kitchen, two bedrooms

and plenty of storage space. This level also includes a spacious garage, a cellar, a utility room and a large south-facing terrace.

Perfectly laid out, this villa benefits from a garden, numerous terraces, two parking spaces in the garage and top-quality construction. Possibility of extending the independent apartment or for a two-villa project.

For further information or to arrange a viewing, please do not hesitate to contact me.

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SURFACES

Living area	~ 430 m ²
Surface of parcel	~ 1900 m ²

CHARACTERISTICS

Number of flats	2
Number of floors	2
Number of rooms	11.5
Number of bedrooms	9
Number of bathrooms	6
Number of terraces	4
Year of construction	1975
Year of restoration	2014
Heating system	Heat pump, Gas, Wood
Domestic water heating system	Heat pump, Gas
Heating installation	Radiator, Chimney
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Parking places	Yes, obligatory

ANNEXES

- 2 parking spaces in garage
- 4 outdoor parking spaces

DISTANCES

Station	1352 m
Public transports	130 m
Freeway	1872 m
Nursery school	399 m
Primary school	344 m
Secondary school	1125 m
Secondary II school	1610 m
College / University	137 m
Stores	470 m
Cable car	4987 m
Airport	2385 m
Post office	497 m
Bank	555 m
Hospital	2379 m

Restaurants	229 m
Park / Green space	632 m

DISTRIBUTION

Lower ground floor

- Bedroom 1 - 12 m²
- Bedroom 2 - 12 m²
- Bathroom with WC, shower - 11 m²
- Garage - 42 m²
- Cellar - 15 m²
- Utility room - 13 m²
- Distribution - 10 m²
- South-facing terrace - 30 m²

3.5-room apartment -135

- Hall - 13 m²
- Living room + kitchen - 35 m²
- Bedroom 1 - 32 m²
- Bedroom 2 - 15 m²
- Bathroom with shower - 2.6 m²
- Shower room with WC - 1.4 m²
- Distribution + storage - 14 m²
- Laundry + storage - 12 m²
- Cellar - 10 m²

Ground floor

- Hall - 12 m²
- Living room - 48 m²
- Dining area - 15 m²
- Kitchen - 12 m²
- Bedroom 1 with dressing room and private shower room - 20 m²
- Bedroom 2 - 16 m²
- Bedroom 3 - 11 m²
- Bedroom 4 - 11 m²
- Guest shower room with WC - 1.5 m²
- Bathroom + bath - 8 m²
- Distribution - 18 m² and - Gallery - 7 m²
- Terrace 1 west - 21 m²
- Terrace 2 west - 36 m²
- Terrace 3 east - 15 m²

NEIGHBOURHOOD

- City centre
- Villa area
- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Near a golf course
- Tennis centre
- Museum
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet

- Greenery
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Garage
- Separated lavatory
- Guests lavatory
- Pantry
- Cellar
- CP-Shelter
- Built-in closet
- Fireplace
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Penthouse
- Mezzanine
- With character

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Connections for washing tower
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor
- Marble

FINANCIAL DATA**Price****CHF 2'250'000.-****Availability**

immediately

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CONDITION

- Very good
- With extension possibility

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Mountains



Home staging













