

# SION



Prestigious contemporary villa with rooftop

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**CHF 2'750'000.-**

Parking place(s) included



5.5



2



~250 m<sup>2</sup>

n° ref.

**5600587\_040050**



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## SITUATION AND DESCRIPTION

Contemporary villa with royal views over Sion - Elegance, potential and rarity in Gravelone

In the exclusive setting of Gravelone, this contemporary villa captivates with its assertive architecture, clean lines and high-end finishes. Bathed in light and looking outwards, it offers uncompromising comfort in a prized residential environment.

From the panoramic rooftop, the view unfolds 360° over the emblematic castles of Sion and the Alpine reliefs. The carefully landscaped outdoor spaces invite you to relax, with a garden, patio with hammam, jacuzzi on the north-facing terrace, and permission in force for the construction of a swimming pool.

Inside, the volumes are generous, the materials elegant. Two suites, a spacious living room with a through fireplace, an open kitchen, and the possibility

of creating a spectacular master suite on the first floor accentuate the unique character of this property.

The villa also benefits from three outdoor parking spaces, with the option of acquiring a space in a nearby indoor garage at an additional cost. All access and amenities to the center of Sion are just a few minutes away, combining tranquility and practicality.

A rare property, where modernity, potential and exceptional views combine with elegance.

## SURFACES

Living area	~ 250 m <sup>2</sup>
Surface of parcel	~ 756 m <sup>2</sup>
Volume	~ 1106.6 cbm

## CARACTERISTICS

Number of flats	1
Number of rooms	5.5
Number of bedrooms	2
Number of bathrooms	3
Year of construction	2019
Heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

## ANNEXES

- Garden hut

## DISTANCES

Station	1219 m
Public transports	325 m
Freeway	1453 m
Nursery school	685 m
Primary school	796 m
Secondary school	404 m
Secondary II school	398 m
College / University	375 m
Stores	996 m
Cable car	4323 m
Airport	1481 m
Post office	985 m
Bank	1101 m
Hospital	2858 m
Restaurants	528 m
Park / Green space	542 m

## DISTRIBUTION

### Ground floor

- Living room, dining area with open kitchen
- Second living room, mixed area and sitting room (possibility of making a large suite)
- Washroom with steam room
- Visitors' WC
- Cellar and utility room
- Staircase leading to first floor

### 1st floor

- 2 suites with en-suite shower rooms and outdoor access
- Entrance hall
- Large terrace
- Balcony
- Staircase

### 2nd floor

- Rooftop with view



## OUTSIDE CONVENiences

- 3 outdoor parking spaces
- Possibility of indoor garage spaces (on request)
- Large terrace
- Vine and vegetable garden

## NEIGHBOURHOOD

- City centre
- 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
- Public swimming pool
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum

- Theatre
- Concert hall
- Hospital / Clinic
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Garden
- Quiet
- Shed
- Jacuzzi

## INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Pantry
- Hammam
- Recreationroom
- Furnished
- Built-in closet
- Fireplace
- Triple glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light
- With character

## FINANCIAL DATA

Price

**CHF 2'750'000.-**

Availability

To be discussed

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## **EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Connections for washing tower
- Shower
- Oversee camera

## **FLOOR**

- Tiles
- Stone

## **ORIENTATION**

- South
- West

## **EXPOSURE**

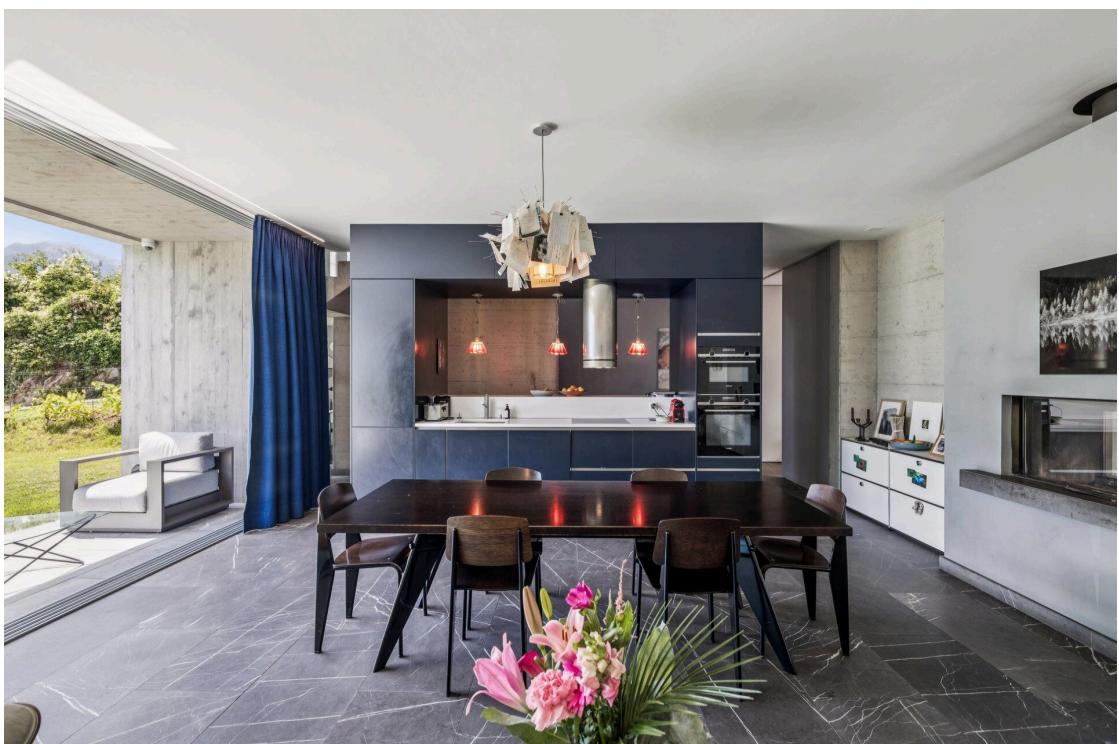
- Optimal
- All day

## **VIEW**

- Nice view
- Far view
- Valley view
- Panoramic
- Mountains
- Alps

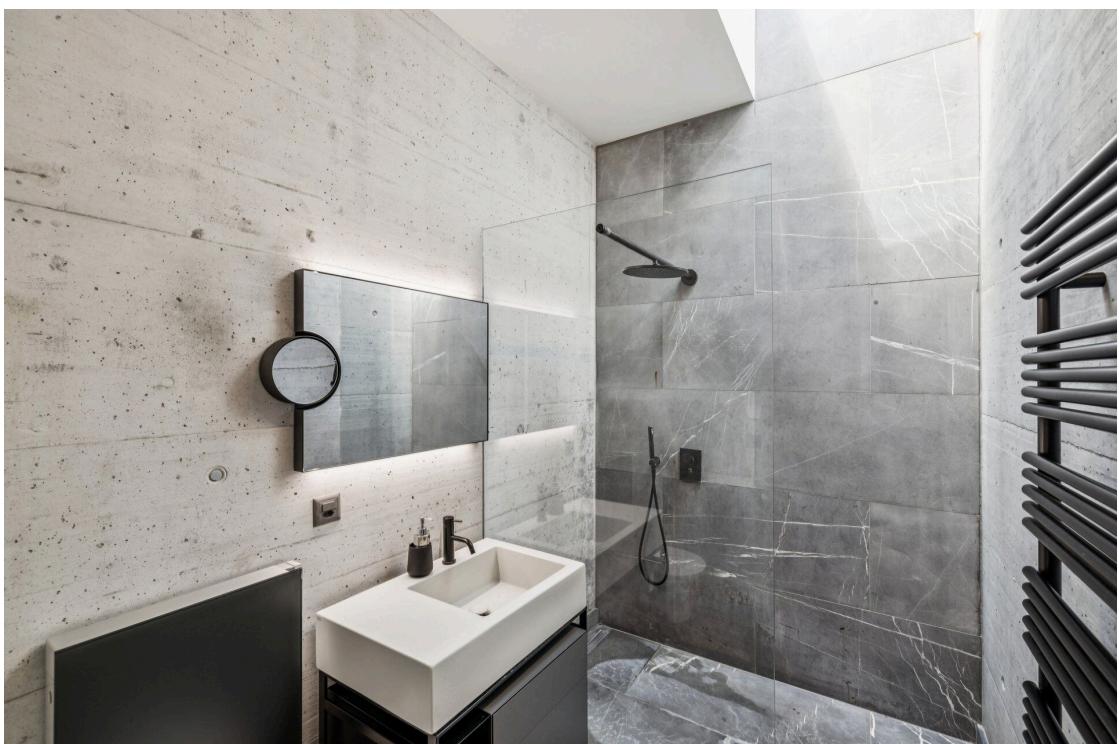
## **STYLE**

- Modern
- Character house





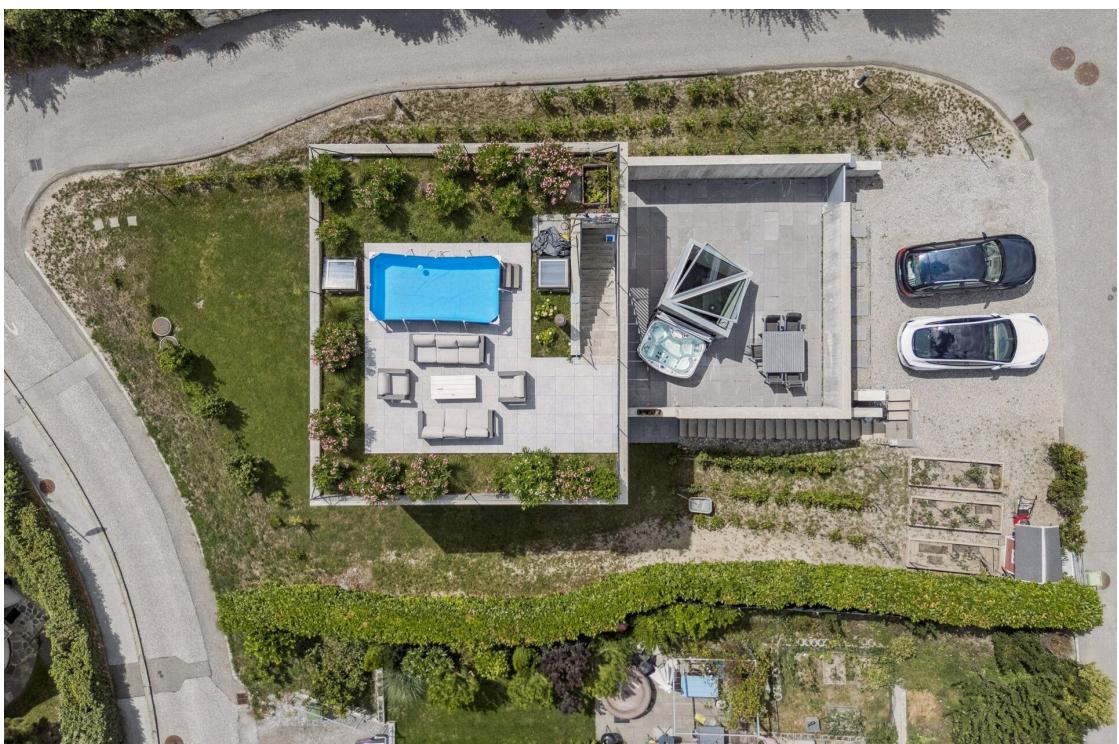
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