

EVIONNAZ



7.5-room villa - Contemporary elegance &
energy efficiency

CHF 1'390'000.-

Parking place(s) included



7.5



5



~204 m²

n° ref. **045735**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located just ten minutes from Martigny, in a very quiet residential area away from any nuisance, this superb 7.5-room detached villa immediately captivates with its exceptional luminosity, quality finishes and remarkable maintenance.

In addition to its ideal living environment, this villa stands out as much for its quality of construction as for its perfect balance between aesthetics, functionality and energy performance, as well as its very many storage spaces.

A spacious, perfectly thought-out interior: from the moment you enter, the villa reveals a warm, elegant ambience, carried by generous spaces and a fluid distribution.

The house is bathed in light thanks to large openings and a skylight, and offers carefully chosen features and finishes, giving the property a timeless, resolutely

qualitative character imbued with comfort and serenity.

The living area, spacious and convivial with its open kitchen enhanced by a pantry, enjoys a lovely view of the garden and pool as well as direct access to the covered terrace.

Externally, the villa reveals all its potential with a pleasant swimming pool, perfect for enjoying fine weather, as well as a covered terrace and a garden planted with trees.

The property also offers an outbuilding/workshop as well as several outdoor storage spaces : a valuable asset for handymen, hobbyists.

4 parking spaces complete this property, ideal as much for a family as for any professional.

SURFACES

Living area	~ 204 m ²
Surface of parcel	~ 1023 m ²
Terrace surface	~ 11 m ²
Useful surface	~ 261 m ²

CARACTERISTICS

Number of floors	2
Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	2
Year of construction	2000
Year of restoration	2025
Heating system	Heat pump, Wood, Pellets, Solar, Free cooling
Heating installation	Floor, Stove
Second home	Authorized
Total nb. of parkings	4 included
Construction zone	zone d'habitat individuel ©

ANNEXES

- Workshop
- Storage room

DISTANCES

Station	1323 m
Public transports	450 m
Primary school	364 m
Secondary II school	12000 m
Stores	370 m
Post office	368 m
Bank	355 m
Hospital	9330 m
Restaurants	402 m
Park / Green space	1340 m

DISTRIBUTION**Ground floor**

- Large entrance hall with storage
- 3 bedrooms, one of which is currently used as a laundry room
- Shower room
- Living room with open kitchen and pantry
- Large technical/storage room with workshop
- A attic room suitable for conversion

1st floor

- 3 double bedrooms, one with dressing room
- Shower room
- Mezzanine
- Two storage areas
- Central game/pool area with skylight and glass floor



OUTSIDE CONVENIENCES

- Pool
- Terrace
- Covered terrace
- Garden with trees
- Storage and workshop
- thermal solar panels
- wood stove
- pellet stove

A range of equipment that guarantees a highly economical, comfortable and sustainable home.

SPECIAL FEATURES

An economical, forward-looking villa.

Rare on the market: this property is also an excellent choice from an energy point of view.

It is equipped with:

- heat pump
- photovoltaic solar panels

NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Tennis centre
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Storeroom
- Covered parking space(s)
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Dressing

- Pantry
- Bicycle storage
- Storeroom
- Workshop
- Air conditioning
- Swedish stove
- Triple glazing
- Skylights
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Bath
- Shower

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal

FINANCIAL DATA**Price****CHF 1'390'000.-****Availability**

To be discussed

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