

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CHERMIGNON-BAS



Detached villa in the heart of the village!

CHF 1'690'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
+41 27 771 81 71
verbier@steigeracie.ch

Steiger&Cie Crans-Montana SA
Rue du Prado 33
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Steiger&Cie Zermatt AG
Tempel 9
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SITUATION AND DESCRIPTION

Located mid-slope on the right bank of the Valais, in a residential area of Chermignon-d'en-Bas, this elegant 6.5-room property, built in a dominant position, enjoys magnificent panoramic views over the plain and surrounding mountains. Thanks to its position, this property is bathed in light throughout the day. Just a 5-minute walk from the elementary school and a 10-minute drive from downtown Sierre and its many shops, it offers a prime location. This villa is also 13 minutes from the resort of Crans-Montana and all its amenities. Ideal for skiing, walking in the mountains and taking part in the many annual events that take place here. Built in 2012 on a 943 m² plot, this villa of around 235 m² (weighted) is distributed over 2 levels and offers generous volumes with pleasantly-sized rooms. The modern layout is uncluttered, and the amenities are of the highest quality. On the first floor, you'll find a first bedroom with bathroom, a beautiful living room separated from a top-of-the-

range kitchen with dining room, both rooms offering direct access to the outside. Upstairs are 4 bedrooms, including a master suite and 3 bedrooms with access to balconies. The house also features a large tiled double garage with the possibility of installing a car lift. From this room, you can access the cellar and equipment room. In front of the double garage, you can easily park up to 6 cars

SURFACES

Living area	~ 202 m ²
Weighted Surface	~ 235 m ²
Surface of parcel	~ 943 m ²
Balcony Surface	~ 20 m ²
Terrace surface	~ 68 m ²

CARACTERISTICS

Number of flats	1
Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Year of construction	2012
Year of restoration	2024
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Construction zone	Zone 1B, ordre dispersé
Parking places	Yes, obligatory

DISTANCES

Public transports	279 m
Primary school	150 m
Stores	150 m
Restaurants	150 m

DISTRIBUTION

Ground floor

- Large entrance- Spacious living room with access to a covered terrace- Modern kitchen with dining area and access to the lawn- Bedroom- Bathroom- Fitted laundry room- Double garage, parking spaces- Utility room and cellar

Upper ground floor

- 4 bedrooms, one en suite- 2 bathrooms- 2 balconies- Attic space of approx. 80 square metres



CONSTRUCTION

Built with top-quality materials, the villa is designed with the environment in mind. It features all-round insulation and an underfloor heat pump. Its roof is covered with 47 photovoltaic solar panels

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Shops/Stores
- Bus stop
- Playground
- Preschool
- Primary school
- Sports centre
- Near a golf course
- Ski resort
- Hiking trails
- Bike trail
- Museum
- Theatre
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Cellar

- Built-in closet
- Swedish stove
- Bright/sunny
- With front and rear view
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Electric blind
- Central vacuum

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

CHF 1'690'000.-

Availability

immediately

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VIEW

- Clear
- Unobstructed
- Mountains

STYLE

- Classic

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