

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# VENTHÔNE



Apartment with breathtaking views of the  
plain and mountains

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**CHF 590'000.-**

Price of parking place(s) in addition

Sale to non-Swiss residents/nationals: No

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Steiger&Cie Verbier SA  
Rue de la Poste 11  
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Steiger&Cie Crans-Montana SA  
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Steiger&Cie Zermatt AG  
Tempel 9  
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## SITUATION AND DESCRIPTION

This apartment is located in a quiet residential area close to the center of the village of Vensthône. It enjoys a breathtaking panoramic view of the plain and mountains. It faces south and east, providing plenty of natural light throughout the day. A 2-minute walk from the funicular stop takes you to the center of Sierre or the resort of Crans-Montana. Sierre is the sunniest town in Switzerland, hosting several festivals each year, and is at the starting point for excursions into the Val d'Anniviers, around Lac de Géronde and into the heart of the Finges nature park. Built in 1974, this apartment has undergone several renovations and offers excellent potential. It features a beautiful master suite with separate dressing room, bathroom and balcony. The spacious living area features a fireplace and access to a large balcony. Its separate kitchen has access to a small east-facing balcony, ideal for early-morning light. The apartment has a cellar as well as a garage box with outdoor parking space. It is possible to purchase a second garage box with parking space.

## SURFACES

Living area	~ 140 m <sup>2</sup>
Weighted Surface	~ 150 m <sup>2</sup>
Surface of parcel	~ 1480 m <sup>2</sup>
Balcony Surface	~ 21 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	3rd floor
Costs	CHF 600.-/month

## ANNEXES

- Garages- Cellar- Shared laundry room

## DISTANCES

Public transports	147 m
Primary school	401 m
Stores	330 m
Restaurants	330 m

## DISTRIBUTION

- Spacious entrance hall- Separate kitchen with balcony- Large living room with access to balcony- Master suite with dressing room, bathroom and balcony- 2 bedrooms- Shower room



## INFORMATION

Year of construction	1974
Year of restoration	2012
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Tram stop
- Playground
- Nursery
- Preschool
- Primary school
- Near a golf course
- Tennis centre
- Ski piste
- Hiking trails
- Bike trail
- Religious monuments
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies

- Garden in co-ownership
- Quiet
- Greenery
- Parking
- Box

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Unfurnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Phone
- Internet connection
- Interphone

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- To be refurbished

## ORIENTATION

- South

## FINANCIAL DATA

<b>Price</b>	CHF 590'000.-
<b>Price park. int.</b> ①	CHF 40'000.-
<b>Price park.ext</b> ①	CHF 10'000.-
<b>Total price</b>	<b>CHF 640'000.-</b>
<b>Availability</b>	To be discussed

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## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Panoramic
- Mountains

## STYLE

- Classic

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