

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



3-bedroom garden apartment near center
and Regent School

CHF 1'600'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

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

Steiger&Cie Crans-Montana SA
Rue du Prado 33
CH-3963 Crans-Montana
+41 27 771 81 73
crans-montana@steigercie.ch

Steiger&Cie Zermatt AG
Tempel 9
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+41 27 771 81 72
zermatt@steigercie.ch



SITUATION AND DESCRIPTION

Exclusive to Steiger & Cie | Sotheby's International Realty Crans-Montana

Beautiful 4.5 rooms apartment in Crans-sur-Sierre, in the heart of a luxury chalet-style residence, entirely pedestrianized, on the edge of the forest and the Golf Ballestros, with private garden not overlooked. Offering a clear view of the Rhône axis, Lens and Anzère.

It develops as follows:

- 1 entrance hall,
- 1 large living room with lounge, dining room and fireplace, opening onto the private garden through large bay windows facing South and West,
- 1 open fitted kitchen with bar and central island,
- 1 master suite with private shower room,
- 2 double bedrooms,
- 1 shower room,
- 1 visitor WC,

- 1 terrace and its private lawn of 120m².

In dependance:

- 1 parking space in the underground garage giving direct access to the residence,
- 1 cellar
- 1 ski locker

Bus stop at a few steps away from the residence, immediate proximity to the center of Crans, Golf Ballestros, the Regent School, the Cry-d'Est lifts and its ski slopes.

This apartment could be bought as a second home and/or by someone residing abroad.

SURFACES

Living area	103 m ²
Terrace surface	120 m ²

CHARACTERISTICS

Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Location floor	Garden floor
Costs	CHF 8'500.-/year

DISTANCES

Public transports	184 m
Restaurants	500 m

INFORMATION

Year of construction	2005
Heating installation	Floor
Heating system	Gas

NEIGHBOURHOOD

- Village
- Green
- Car free
- Mountains
- Bus stop
- International schools
- Sports centre
- Near a golf course
- Ski piste
- Ski resort
- Cross-country ski trail
- Hiking trails
- Theatre

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Ski storage

- Built-in closet
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Laundry
- Shower
- Bath
- Electric blind
- Caretaker

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- All day

VIEW

- Nice view
- Panoramic
- With an open outlook
- Mountains
- Alps

FINANCIAL DATA**Price****CHF 1'600'000.-****Availability**

To be discussed

Judicial form

PPE

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