

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# CRANS-MONTANA



Attic 2BR with panoramic view of the Imperial  
Crown

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**CHF 640'000.-**

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

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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  
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## SITUATION AND DESCRIPTION

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

Located overlooking the valley, this apartment offers a very wide, breathtaking view of the meadows of the Hauts de Bluche, a 180° panorama of the 4,000-metre peaks and the axis of Rhônetal Ober Wallis.

It is composed as follows:

- 1 cathedral living room with fireplace, very high ceilings, an additional window above 2.50 m which could allow the build of one mezzanine,
- 1 equipped kitchen open to the living-dining room,
- 2 double bedrooms,
- 1 bathroom,
- 1 separate toilet,
- 1 south-facing balcony overlooking the living room

Dependency:

- 1 cellar,
- 1 parking space in the underground garage,

Opportunity for investment with great potential.

Property salable as a second home and to buyers residing abroad

## SURFACES

Living area ~ 60 m<sup>2</sup>

## CARACTERISTICS

Number of rooms 3.5  
Number of bedrooms 2  
Number of bathrooms 1  
Location floor 5th floor  
Costs CHF 5'000.-/year

## DISTANCES

Public transports 134 m

**INFORMATION**

Number of floors 5  
Year of construction 1972

**NEIGHBOURHOOD**

- Green
- Mountains
- Railway station
- Bus stop
- Horse riding area
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garage
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Open kitchen
- Separated lavatory
- Cellar
- Furnished
- Fireplace

- Bright/sunny
- Natural light

**EQUIPMENT**

- Fitted kitchen
- Laundry
- Bath
- Optic fiber

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- To be renovated
- To convert

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear
- Panoramic
- Mountains
- Alps

**FINANCIAL DATA**

**Price** CHF 640'000.-  
**Availability** immediately  
**Judicial form** PPE

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