

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

BOTYRE (AYENT)



Little 2-bedrooms chalet in second home

CHF 330'000.-

Sale to non-Swiss residents/nationals: No

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SITUATION AND DESCRIPTION

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

Located in the town of Ayent in Botyre, in a villa and chalet area, this small individual chalet from the 80s will have everything to attract investors looking for a first acquisition or an object with a good rental yield.

It is composed as follows:

Upper floor:

- An entrance hall,
- A living room, dining room facing south with fireplace,
- A separate kitchen,
- A visitor toilet,
- A large south-facing balcony

On the garden level:

- Two double bedrooms opening onto the terrace
- A bathroom with WC
- A terrace overlooking the garden

Dependency:

- A storeroom which serves as a technical room

Very good opportunity to get not far from the village amenities.

SURFACES

Living area	73.2 m ²
Surface of parcel	589 m ²
Balcony Surface	11.7 m ²

CARACTERISTICS

Number of floors	2
Number of rooms	3.5
Number of bedrooms	2
Year of construction	1980
Heating system	Electricity
Heating installation	Radiator
Second home	Authorized

DISTANCES

Public transports	149 m
Primary school	1114 m
Stores	299 m

NEIGHBOURHOOD

- Villa area
- Green

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Storeroom

INSIDE CONVENIENCES

- Fireplace

CONDITION

- To be renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Panoramic
- Mountains
- Alps

STYLE

- Classic

FINANCIAL DATA

Price

CHF 330'000.-

Availability

immediately

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A small house on a hill in the woods



A bedroom with wooden walls and a large window



A bedroom with a bed, closet, and large window