

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

MOLLENS VS



Spacious 6.5 room house completely
renovated at the foot of Montana

CHF 990'000.-

Price of parking place(s) in addition

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
Rue de la Poste 11
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Steiger&Cie Crans-Montana SA
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SITUATION AND DESCRIPTION

Discover your haven of peace just minutes from the Crans-Montana ski resort! Accessible as a primary or secondary residence, this 6.5-room house was entirely renovated with care between 2017 and 2019. Erected on three levels, it comprises a lower ground floor housing the technical rooms, a vast bedroom with a view of the garden and a room of around 17m² with access to the garden, currently in use, which could also be converted into a bedroom, professional premises or independent apartment. The upper ground floor offers a vast, bright living space opening onto the balcony with a breathtaking view of the valley and mountains. The kitchen opens onto the living room, providing a convivial, high-quality space for cooking enthusiasts. A bedroom and a bathroom with bathtub and WC complete this level. On the upper floor, a night hall distributes three large bedrooms and a shower room with WC. Outside, two covered and two uncovered parking spaces overlook a large storage

room with remote-controlled roller shutter, ideal for storing bicycles, skis, garden equipment,.... A south-east-facing terrace gives access to a large, flat garden where fruit lovers will be delighted by the raspberries, blackberries, blackcurrants, redcurrants, strawberries and vine peaches, which benefit from a 1500-liter rainwater tank with pump for natural watering.

SURFACES

Living area	~ 180 m ²
Surface of parcel	~ 782 m ²
Terrace surface	~ 52.5 m ²
Garret surface	~ 90 m ²
Useful surface	~ 229 m ²

CARACTERISTICS

Number of floors	3
Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Gross living area	~ 204 m ²
Year of construction	1972
Year of restoration	2019
Heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Outside parking place/s	4 included
Total nb. of parkings	4 not included
Construction zone	zone résidentielle R2 ③
Altitude	750 m
Annexe (Outbuilding)	included
Parking places	Yes, obligatory

ANNEXES

- Storage room with roller shutter

DISTANCES

Station	2786 m
Public transports	65 m
Freeway	4272 m
Nursery school	745 m
Primary school	2054 m
Stores	1186 m
Post office	133 m
Bank	1912 m
Hospital	2588 m
Restaurants	167 m

DISTRIBUTION

Garden floor

- Distribution hall- Storage space under the staircase- Bedroom overlooking the garden- Unfinished bedroom of ~17m², currently used as a laundry room with access to the garden / Possible additional bedroom or professional premises.- Possibility of creating an independent dwelling.- Wine cellar- Utility room

Upper ground floor

- Entrance hall with storage- Spacious living/dining room with access to balcony- Open kitchen- ~10m² bedroom- Bathroom with bathtub/wc

1st floor

- Night hall- 3 large bedrooms of ~15 to 16m²- 4th bedroom currently used as dressing room- Shower room with walk-in shower/wc



LOCATION

Ideally located in the heart of the village of Mollens, in a verdant environment, this detached house benefits from an exceptional geographical location between valley and mountains, offering a magnificent view as well as optimal sunshine. Although peaceful and far from the hustle and bustle of big cities, Mollens remains close to many important infrastructures. In the immediate vicinity of the Crans-Montana ski resort and its winter and summer activities, this village is ideally located just a few kilometers from Sierre, with its major roads, shops and services. This proximity ensures a perfect balance between rural calm, urban connectivity and the sporting and tourist dimension brought by the proximity of a ski resort such as Crans-Montana. Surrounded by forests, trails and mountains, Mollens is a paradise for nature lovers. Whether for hiking, mountain biking, or simply a peaceful stroll, the village offers direct access to a preserved natural environment.

PUBLIC TRANSPORT

Bus stop for Crans-Montana and Sierre opposite the house

OUTSIDE CONVENIENCES

1500-liter rainwater recovery tank
Vegetable garden with numerous fruit trees (raspberries, strawberries, redcurrants, blackcurrants, vine peaches, etc.)

NEIGHBOURHOOD

- Bus stop
- Near a golf course
- Tennis centre
- Ski resort
- Hiking trails

OUTSIDE CONVENIENCES

- Garden
- Garden

EXPOSURE

- Optimal

VIEW

- Unobstructed
- Mountains

FINANCIAL DATA

Price

CHF 990'000.-

Availability

immediately

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