

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



Private hanging garden on the golf course

CHF 4'800'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

Steiger&Cie Verbier SA
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SITUATION AND DESCRIPTION

Discover this splendid terraced apartment for sale, located route de Beauvallon 7. With high-end standing, this property offers you an area of 270 sqm of living space and a private garden hanging over the golf course of 225 sqm. Nestled in the heart of an idyllic location, between the lively city center and charming village, this property is a green oasis surrounded by majestic mountains.

Built in 2001, this residence is located in a prestigious residential area. With its 4.5 rooms and 4 spacious bedrooms, each space is designed to offer comfort and elegance. You will appreciate the accessibility to the many sporting activities nearby: golf, downhill skiing, cross-country skiing and superb hiking trails.

It is composed as follows:

- An entrance hall serving the different rooms of the apartment, with storage cloakroom and guest WC

- A large living room opening onto the south-facing garden with living room, dining room and open stone fireplace,
- A fully equipped separate kitchen,
- A double master bedroom, en suite with bathroom, overlooking the garden overlooking the golf course
- Two double bedrooms,
- A bathroom with WC
- In annex, an en-suite bedroom with shower room and wolf vault
- 2 parking spaces in the underground car park.

A magnificent opportunity for nature enthusiasts and sports enthusiasts! With the convenience of parking and the proximity of the golf course, this rare property will meet all your expectations. Don't miss your chance to live in this exceptional setting.

Property salable as a second home and to foreigners

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clientele.

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SURFACES

Living area	270 m ²
Garden surface	225 m ²
Net surface	195 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	4
Number of bathrooms	5
Number of terraces	1
Location floor	Garden floor
Costs	CHF 21'000.-/year

DISTANCES

Public transports	170 m
Stores	359 m
Restaurants	251 m

INFORMATION

Year of construction
Heating system

2001
Gas

- Optic fiber

NEIGHBOURHOOD

- City centre
- Village
- Green
- Park
- Mountains
- Residential area
- Near a golf course
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails

OUTSIDE CONVENIENCES

- Garden
- Parking

INSIDE CONVENIENCES

- Underground car park
- Guests lavatory
- Built-in closet
- Fireplace
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Panoramic
- With an open outlook
- Garden
- Park
- Mountains
- Alps

STYLE

- Classic

FINANCIAL DATA

Price

CHF 4'800'000.-

Availability

immediately

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A large room with a wooden ceiling, a couch, a lamp and a fireplace



A living room with a fireplace, chairs, and large windows

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A large kitchen with green cabinets and stainless steel appliances



A large bed in a room with wooden walls