

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

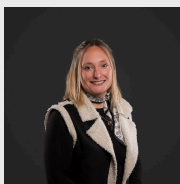
CRANS-MONTANA



Spacious chalet to renovate near Signal and
the center of Montana

CHF 2'750'000.-

Sale to non-Swiss residents/nationals: Yes



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SITUATION AND DESCRIPTION

Exclusive Chalet Steiger & Cie | Sotheby's International Realty

Nestled in the heart of an idyllic setting, this property offers perfect proximity to the city center while benefiting from the tranquility of a green and mountain environment. Imagine shaping this 8.5 rooms property to your taste, with its generous living area.

Ideally located, this chalet offers you easy access to public transport, with its nearby bus stop. In terms of education, you will be close to international schools, an undeniable asset for families. The residential area harmoniously combines the calm and conviviality of village life.

Sports lovers will be delighted! Skiing, hiking, horse riding, golf, tennis: everything is within reach. Live to

the rhythm of the seasons with ski slopes, a sports center and hiking trails nearby. Don't miss this unique opportunity to create your haven of peace in this exceptional setting.

With approximately 220sqm of surface area spread over 3 floors, it consists of 3 individual apartments. It is the ideal object for a yield rental investment or perfect for a complete renovation project in an individual chalet.

It is composed as follows:

Penthouse apartment:

- 1 living/dining room with open kitchen and fireplace, facing south with a large bay window opening onto the balcony,
- 1 large double bedroom also opening onto the balcony,
- 1 bedroom facing West,

[li]1 bathroom and 1 guest toilet,

1st floor apartment:

- 1 living room with fireplace facing south
- 1 separate kitchen / dining room opening onto an attic veranda winter garden,
- 2 bedrooms,
- 1 bathroom,
- 1 large terrace,

Apartment on the ground floor:

- 1 living room with equipped kitchen opening onto the terrace,
- 1 double bedroom,
- 1 shower room,

Common areas of the chalet:

- 1 entrance hall,
- 1 laundry room with bath,
- 1 technical room.

Dependency:

- 2 garage boxes
- 2 outdoor parking spaces,

This property offers the possibility of remodeling the spaces to make this chalet your own or make it a property generating profitability.

180° panoramic view of the snow-capped mountains or the wide open spaces of Valais.

Possibility of walking to skiing and the town center while enjoying the peace and quiet.

Sold as a second home and to non-residents in Switzerland.

SURFACES

Living area	~ 220 m ²
Surface of parcel	~ 576 m ²

CHARACTERISTICS

Number of flats	3
Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	4
Year of construction	1970
Second home	Authorized
Parking places	Yes, obligatory

DISTANCES

Public transports	150 m
Primary school	657 m
Stores	392 m
Restaurants	234 m

NEIGHBOURHOOD

- City centre
- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- College / University
- International schools
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Garden
- Quiet
- Box
- Visitor parking space(s)
- Gabled

INSIDE CONVENIENCES

- Without elevator
- Garage
- Box
- Separated lavatory
- Wintergarden
- Veranda
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower

CONDITION

- To convert
- To be renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Unobstructed
- Lake
- Mountains

FINANCIAL DATA

Price**CHF 2'750'000.-****Availability**

immediately

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- Alps

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