

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



GARDEN LEVEL - PROMOTION JUST A FEW
STEP AWAY FROM THE SKI SLOPES

CHF 1'350'000.-

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
+41 27 771 81 71
verbier@steigercie.ch

Steiger&Cie Crans-Montana SA
Rue du Prado 33
CH-3963 Crans-Montana
+41 27 771 81 73
crans-montana@steigercie.ch

Steiger&Cie Zermatt AG
Tempel 9
CH-3920 Zermatt
+41 27 771 81 72
zermatt@steigercie.ch



SITUATION AND DESCRIPTION

New ground floor apartment exclusively for Steiger Cie | Sotheby's International Realty

This property under construction is located in a peaceful and green setting, it benefits from an ideal location for sports and mountain lovers.

Just a few minutes' walk from the Violettes cable car, it provides direct access to the ski slopes and all the resort's activities.

This quiet environment offers quick access to hiking trails, mountain bike rides and other outdoor recreation, summer and winter. Skiing, golf, horse riding or tennis: everything is within reach for an ideal lifestyle.

Designed according to the latest construction standards and equipped with heat pump heating, this apartment combines modernity and sustainability, guaranteeing a long-term investment while respecting

Swiss environmental standards.

With a surface area of approximately 116 m² spread over two levels, this duplex is perfect as a primary residence in a quiet residential area.

Layout

Garden level:

- 1 Spacious entrance opening onto the bright living room and its south-east garden.
- 1 kitchen open to the living room
- 1 double bedroom with 1 en-suite shower room.
- 2 bedrooms
- 1 bathroom

Appendices

- Underground parking with 1 assigned indoor space.

- 1 cellar and 1 ski room.

The proximity of public transport, including a bus stop, makes traveling easier. Families will also appreciate the proximity of schools and colleges.

Crans-Montana is a dynamic resort which offers a wide range of sporting and cultural activities throughout the year. This property offers you the opportunity to live in the heart of this exceptional setting, with all the amenities and leisure activities within reach.

This property is reserved for a primary residence for Swiss residents or holders of a B or C permit.

SURFACES

Living area ~ 116 m²

CARACTERISTICS

Number of rooms 4.5
Number of bedrooms 3
Number of bathrooms 2
Location floor Garden floor

DISTANCES

Public transports 200 m
Cable car 200 m

INFORMATION

Year of construction	2025
Heating installation	Floor
Heating system	Heat pump

NEIGHBOURHOOD

- Mountains
- Residential area
- 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
- Bike trail

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Covered parking space(s)
- Visitor parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Cellar
- Ski storage
- Double glazing

- Bright/sunny

EQUIPMENT

- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- New
- under construction

ORIENTATION

- South
- East

VIEW

- With an open outlook
- Rural
- Forest
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'350'000.-

Availability

immediately

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