

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



INDIVIDUAL CHALET - PROMOTION JUST FEW
STEPS AWAY FROM THE SKI SLOPES

CHF 3'050'000.-

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
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Steiger&Cie Crans-Montana SA
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SITUATION AND DESCRIPTION

This new individual chalet is exclusive to 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 263 m² spread over two levels, this chalet is perfect as a primary residence in a quiet residential area.

Layout

Garden level:

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

1st floor:

- 1 bright living room facing south-east and its

balcony.

- 1 double bedroom with 1 en-suite shower room.
- 2 bedrooms
- 1 bathroom

Attic:

- 1 multipurpose space that can be used as a TV corner, office or bedroom.

Annexes and exteriors

- Underground parking with 2 assigned indoor spaces.
- 2 cellar and 2 ski rooms.
- 1 outdoor parking space.

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	~ 263 m ²
Surface of parcel	~ 706 m ²

CHARACTERISTICS

Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	4
Year of construction	2025
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized

DISTANCES

Public transports	200 m
Cable car	200 m

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

- Balcony/ies
- 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 3'050'000.-****Availability**

immediately

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