

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# CRANS-MONTANA



INDIVIDUAL CHALET - DEVELOPMENT FEW  
STEPS AWAY FROM THE SKI SLOPES

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**CHF 2'450'000.-**

Sale to non-Swiss residents/nationals: No

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Steiger&Cie Verbier SA  
Rue de la Poste 11  
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Steiger&Cie Zermatt AG  
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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 m<sup>2</sup> spread over two levels, this chalet is perfect as a primary residence in a quiet residential area.

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 <sup>2</sup>
Surface of parcel	706 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	8.5
Number of bedrooms	6
Number of bathrooms	4
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
- Fireplace
- Bright/sunny

**EQUIPMENT**

- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- under construction

**ORIENTATION**

- South
- East

**VIEW**

- With an open outlook
- Rural
- Forest
- Mountains

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 2'450'000.-****Availability**

To be discussed

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