

Steiger  
& Cie

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INTERNATIONAL REALTY

# CRANS-MONTANA



Fully renovated chalet with panoramic view

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**Price upon request**

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

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



## SITUATION AND DESCRIPTION

Located in a wild and natural area close to forest, this fully renovated chalet is ideal for lovers of panoramic views and wide-open spaces.

Offering 180° views over the Rhône valley, this second-home chalet close to ski-touring trails has everything to seduce nature lovers.

It is composed as follows:

### Ground floor:

- One large open living-dining room, opening onto one winter garden
- One winter garden offering an open view of nature and the Valais peaks,
- One large open kitchen,
- One Large Office,
- One large south/west facing terrace of 18m<sup>2</sup>
- One commissary,
- One visitor toilet.

### Upper floor:

- One double attic bedroom ensuite with shower room and dressing room, and access to the south facing balcony
- One double bedroom in cathedral with exposed framework and access to the south facing balcony,
- One Double bedroom in the attic with a 16m<sup>2</sup> attic and access to the south balcony,
- One shower room.

### Garden floor:

- One large double bedroom or office of 15m<sup>2</sup>,
- One shower room,
- One covered terrace,
- One technical room,
- One garage box,

### In the basement:

- One fitness/wellness room with sauna,
- One cinema room,
- One wine cellar,

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- One laundry room.

Beautiful indoor and outdoor spaces for convivial moments and quality orientation.

Property salable as a second home and to residents abroad.

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**SURFACES**

Living area	359 m <sup>2</sup>
Surface of parcel	990 m <sup>2</sup>
Terrace surface	81.2 m <sup>2</sup>
Veranda / winter garden surface	17 m <sup>2</sup>

**CARACTERISTICS**

Number of flats	1
Number of floors	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Year of restoration	2025
Heating installation	Floor
Second home	Authorized
Inside parking place/s	1 included
Outside parking place/s	2 included

**DISTANCES**

Public transports	718 m
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## NEIGHBOURHOOD

- Mountains
- Horse riding area
- Sports centre
- Near a golf course
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Garage
- Sauna

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Wintergarden
- Cellar
- Fitness room
- Home cinema

## EQUIPMENT

- Fitted kitchen
- Shower

## FLOOR

- Tiles

- Parquet floor

## CONDITION

- New

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Panoramic
- With an open outlook
- Forest
- Mountains
- Alps

## STYLE

- Classic
- Modern

## FINANCIAL DATA

**Price**

**Availability**

**Price upon request**

immediately

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