

Steiger  
& Cie

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INTERNATIONAL REALTY

# AYENT



Villa moderne Ayent - Optimum sunshine and  
mountain views

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**CHF 1'130'000.-**

Sale to non-Swiss residents/nationals: No

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Steiger&Cie Verbier SA  
Rue de la Poste 11  
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## SITUATION AND DESCRIPTION

Located at the entrance of Le Blignou, this new-build villa have an ideal location, just a few minutes' walk from all amenities: bank, restaurants, bakery, supermarket and bus stop.

The town of Sion can be reached by car in 15 minutes, and the school is just 2 minutes away.

Enjoy all-day sunshine and unobstructed mountain views.

The villa is composed as follows:

### 1st floor:

- 1 Direct access from the road,
- 1 covered parking space,
- 1 entrance hall leading to staircase,
- 1 storeroom/technical room,

### Ground floor:

- 1 large, bright, south-facing living room with access

to a terrace and garden,

- 1 open-plan kitchen, fully equipped and modern,
- 1 guest bedroom,
- 1 guest WC

### Basement:

- 1 south-facing en suite bedroom, with shower room, double washbasin and dressing room,
- 2 double bedrooms, each with exterior access,
- 1 bathroom with WC

The villa will be built with quality materials by local professionals, including triple-glazed windows for optimum insulation. Underfloor heating with heat pump, and solar panels on the roof, ensure maximum energy efficiency.

As well as being close to the town of Sion, this house is just 10 minutes from Anzère and 20 minutes from the ski resorts of Crans-Montana.

This location offers a perfect compromise between

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proximity to the city and access to mountain leisure activities, making it a truly privileged living environment for families.

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**SURFACES**

Living area	~ 180 m <sup>2</sup>
Weighted Surface	~ 192 m <sup>2</sup>
Garden surface	~ 23.1 m <sup>2</sup>
Terrace surface	~ 13.4 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Parking places	Yes, obligatory

**DISTANCES**

Public transports	120 m
Primary school	1169 m
Stores	347 m

**NEIGHBOURHOOD**

- Village
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Restaurant(s)
- Bus stop
- Near a golf course
- Ski resort
- Hiking trails
- Bike trail

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Greenery
- Carport
- Ground level access

**INSIDE CONVENIENCES**

- Without elevator
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Bicycle storage
- Ski storage

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Shower

- Bath

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- New

**ORIENTATION**

- South
- East

**EXPOSURE**

- All day
- Morning

**VIEW**

- Clear
- Far view
- Unobstructed
- With an open outlook
- Mountains
- Alps

**STYLE**

- Modern

**FINANCIAL DATA****Price****CHF 1'130'000.-****Availability**

To be discussed

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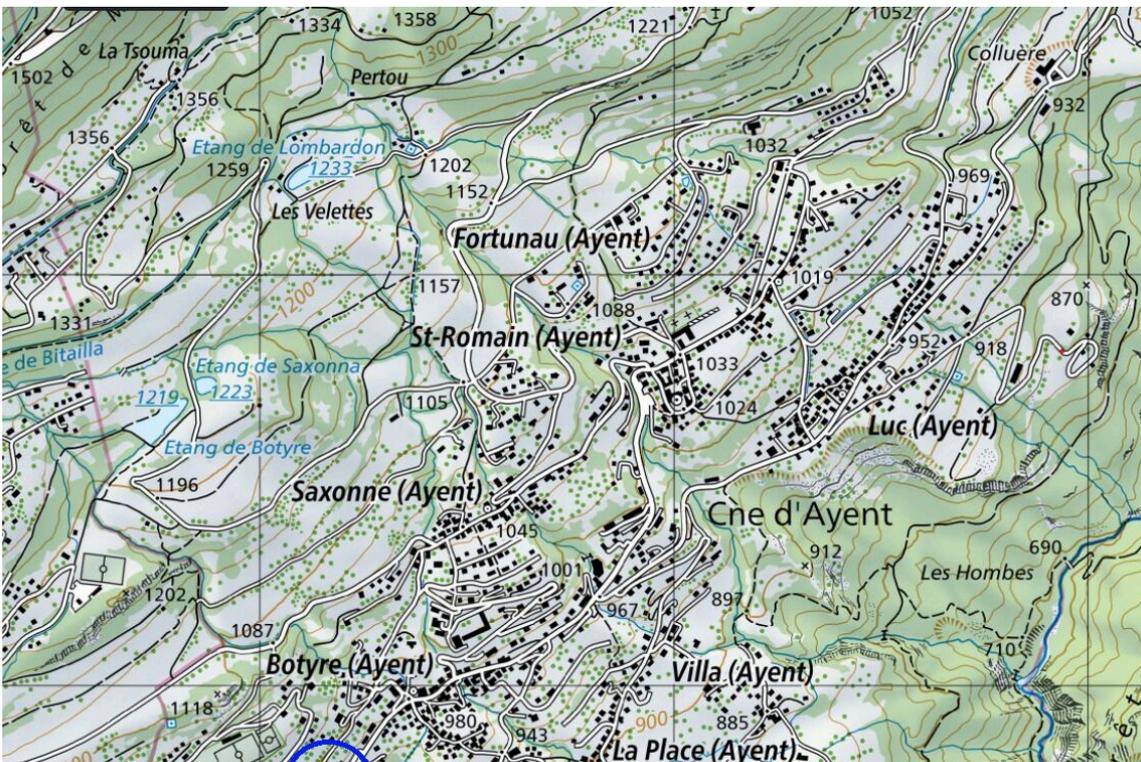
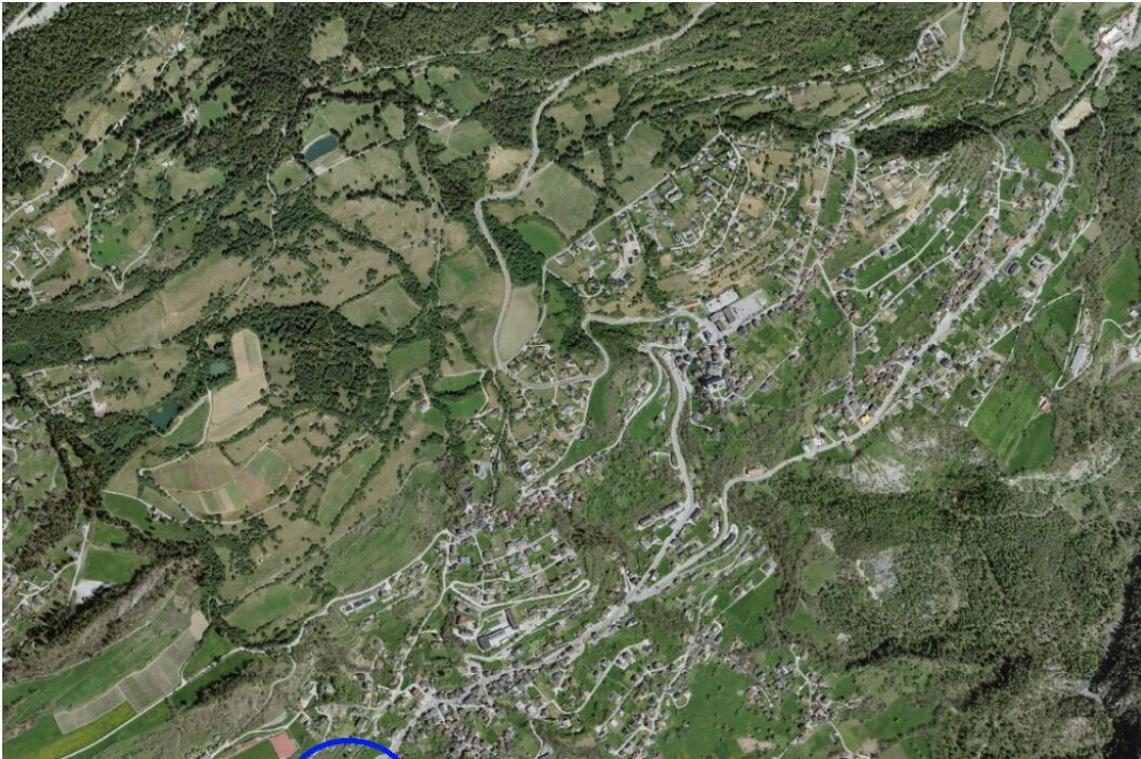
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		Sous-sol			
1:100	000	Au lieu dit : "Bignou"		Parcelle N° 9138	
102	Ayent	BLIGNOU A & B		PROMOTION	
Vendredi, 7 février 2025					

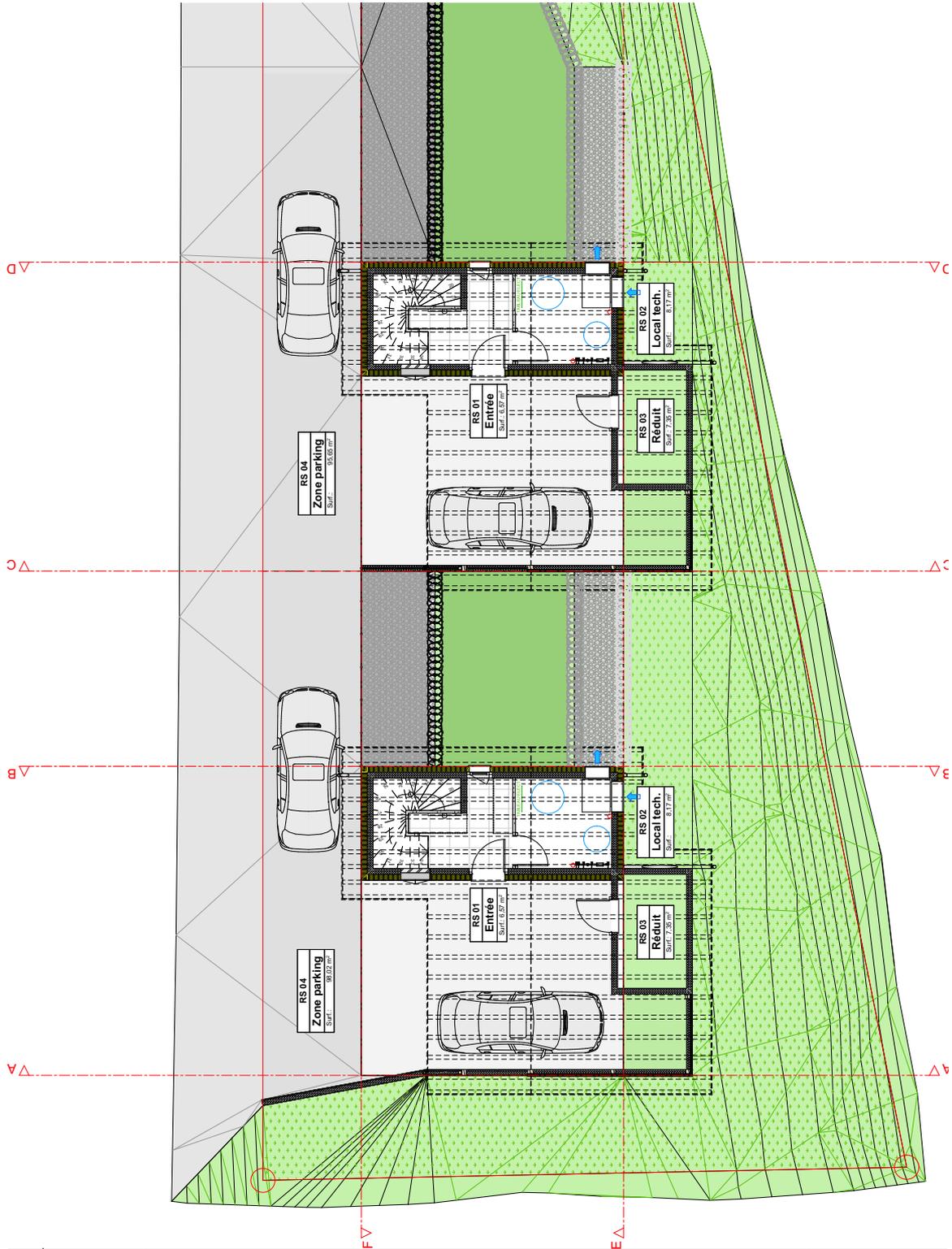
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		PROMOTION Parcelle N° 9'138 Au lieu dit : "Bignou" Ayent 000 103		Rez-de-chaussée 1:100 103
Vendredi, 7 février 2025 BLIGNOU A & B		CH-1936 Verbier 41 27 771 81 71 verbier@steigercie.ch		CH-3920 Zermatt 41 27 771 81 72 zermatt@steigercie.ch



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