

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



Garden apartment in a second home

CHF 1'460'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

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



SITUATION AND DESCRIPTION

Exclusivity Steiger & Cie | Sotheby's International Realty Crans-Montana

Garden level apartment - Authorized second home - Crans-Montana

Located in Crans-Montana, in a quiet and sought-after environment, this large ground-floor apartment has a floor area of approx. 187 m² and benefits from an exceptional 633 m² private flat garden.

Ideal as a second home in the mountains or as an investment property, this property offers rare volumes, excellent light thanks to its south-facing aspect, and direct access to a perfectly usable garden.

It comprises

- A vast, south-facing living room of approx. 90 m², opening onto the garden, with fitted kitchen, dining room and wood-burning stove
- 4 spacious double bedrooms,

- 1 bathroom
- 1 shower room
- 1 functional pantry
- 1 cellar
- 1 large 633 m² flat landscaped garden, rare in Crans-Montana
- 3 closed garage stalls

Highlights :

- Second home permitted
- Property accessible to foreign buyers (LFAIE)
- Facing due south - optimal sunlight
- Flat garden rare in resort
- Fort potentiel

Great opportunity for a family apartment in Crans-Montana, combining comfort, nature and a strategic location in an alpine resort

SURFACES

Weighted Surface	~ 398 m ²
Surface of parcel	~ 633.5 m ²
Surface ground floor	~ 187 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Location floor	Garden floor

DISTANCES

Public transports	31 m
Primary school	1703 m
Stores	1442 m
Restaurants	1159 m

INFORMATION

Number of floors	1
Year of construction	1960
Year of restoration	1992
Heating system	Electricity, Wood

NEIGHBOURHOOD

- Villa area
- Mountains
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink

OUTSIDE CONVENIENCES

- Garden
- Box
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Swedish stove

CONDITION

- To be renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view

FINANCIAL DATA

Price	CHF 1'460'000.-
Availability	immediately
Judicial form	PPE

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