

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

LA PLACE (AYENT)



4.5-room duplex in adjoining villa

CHF 858'000.-

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
+41 27 771 81 71
verbier@steigeracie.ch

Steiger&Cie Crans-Montana SA
Rue du Prado 33
CH-3963 Crans-Montana
+41 27 771 81 73
crans-montana@steigeracie.ch

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



SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty presents :

Located in a quiet, sunny environment in the commune of Ayent, this new contiguous duplex villa project offers an ideal living environment for a family. The property boasts spacious, light-filled rooms and a quality construction with good finishes.

The property offers 121 m² of living space on two levels.

Garden floor

- 1 Spacious living room with large windows
- 1 Direct access to 27 m² terrace
- 1 Fully equipped open kitchen

Floor 1

- 1 Master suite with dressing room
- 2 bathrooms
- 1 double bedroom
- 1 children's bedroom

Comfort & technology

- Heating with air-to-water heat pump
- Photovoltaic roof panels
- New-build to current energy standards
- Excellent light thanks to optimal orientation

Exterior & annexes

- 27 m² terrace
- 2 additional parking spaces (outdoor covered) CHF

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40'000.-

Peaceful residential neighborhood in Ayent, a few minutes from Sion and 12 minutes from the Anzère ski resort, offering a balance of nature, calm and accessibility

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SURFACES

Living area	~ 121 m ²
Terrace surface	~ 27.4 m ²

CARACTERISTICS

Number of floors	2
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Second home	Non authorized
Parking places	Yes, obligatory

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Parking

INSIDE CONVENIENCES

- Without elevator
- Underground car park
- Open kitchen

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Forest
- Mountains
- Alps

FINANCIAL DATA

Price**CHF 858'000.-****Availability**

To be discussed

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