

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

LA PLACE (AYENT)



New 4.5-room garden apartment

CHF 758'000.-

Sale to non-Swiss residents/nationals: No

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

Steiger & Cie | Sotheby's International Realty presents
:

In a quiet, sunny location in the commune of Ayent, this new 4.5-room apartment in a small 3-unit house offers an intimate, residential setting.

The apartment boasts 97.47 m² of living space, with well-appointed spaces and contemporary finishes.

Distribution

- 1 Master suite with dressing room
- 2 additional bedrooms
- 1 Open kitchen
- 2 bathrooms
- Économat
- Cave

Exterior

- Terrace 25 m²
- Balcony 10 m²

Comfort & technology

- Heating with air-water heat pump
- Photovoltaic roof panels
- New build to current energy standards

Appendices

- 2 additional parking spaces (outdoor covered) CHF 40'000.-

Location

Peaceful residential neighborhood in Ayent, close to amenities and just minutes from Sion and the Anzère ski resort, offering a balance of nature, calm and accessibility

SURFACES

Living area	~ 97.5 m ²
Balcony Surface	~ 10.8 m ²
Terrace surface	~ 25.4 m ²
Net surface	~ 97.5 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3

INFORMATION

Number of floors 2

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 758'000.-

Availability

To be discussed

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