

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ICOGNE



Magnificent renovated barn in the heart of
the village of Icogne

CHF 890'000.-

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
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Steiger&Cie Crans-Montana SA
Rue du Prado 33
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Steiger&Cie Zermatt AG
Tempel 9
CH-3920 Zermatt
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SITUATION AND DESCRIPTION

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

Ideally located in the heart of the old village of Icogne, this fully renovated former farmhouse is bathed in light, with unobstructed views of the mountains and the hamlet's traditional rooftops.

A rare property where historic charm blends with a more contemporary lifestyle.

The layout across two levels

- On the ground floor:
- 1 sitting area by the fireplace with a stove
- 1 double bedroom
- 1 children's bedroom
- 1 guest bathroom

- 1 access to the terrace

- Upstairs:
- 1 spacious living room with a decorative fireplace
- 1 cozy and bright bedroom with a walk-in closet
- 1 open-concept kitchen with dining area
- 1 bathroom
- 1 spacious double bedroom on the mezzanine
- 1 second terrace, offering direct access to nature and the village's historic rooftops

Icogne charms with its authenticity, tranquility, and close proximity to Crans-Montana and Lens, all while preserving an unparalleled quality of life.

The town also benefits from a favorable tax rate, a rare advantage for residents.

Renovated farmhouses in the heart of the village are virtually impossible to find these days: this property is a true exception on the Valais market, ideal for lovers of heritage, privacy, and nature.

The house is surrounded by walking trails and is right next to the bus stop and the café in Icogne

SURFACES

Living area	~ 170 m ²
Terrace surface	~ 85 m ²
Total surface	~ 208 m ²
Volume	~ 741 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Year of construction	1800
Year of restoration	2017
Heating system	Electricity
Heating installation	Radiator
Second home	Authorized

DISTANCES

Public transports	5 m
Restaurants	96 m

FINANCIAL DATA**Price****CHF 890'000.-****Availability**

To be discussed

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