

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



3 bedrooms penthouse on the golf course -
Second home in Crans-Montana

CHF 2'400'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

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SITUATION AND DESCRIPTION

Charming penthouse on the Ballesteros golf course –
Elegant mountain real estate

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

Located on the edge of the renowned Ballesteros golf course and in immediate proximity to the ski slopes of Crans-Montana, this refined family apartment offers a warm and elegant atmosphere. A true alpine cocoon, ideal as a secondary residence or pied-à-terre in Switzerland.

On the first level:

- 1 welcoming entrance hall opening onto the living room,
- 1 cathedral-style living room with fireplace and dining area, opening onto a south-facing balcony with panoramic views of the golf course and the imperial crown of the Valais peaks,
- 1 modern fully equipped kitchen open to the dining area,
- 1 double bedroom with private balcony, • 1 office with built-in storage, mezzanine and double bed,

- 1 elegant bathroom.

On the upper floor:

- 1 master suite with private south-facing balcony, office corner and en-suite bathroom

Additional features:

- 1 underground parking space,
- 1 private cellar,
- 1 ski locker, perfect for winter stays

An exceptional location, a unique alpine setting and a refined atmosphere: this penthouse is the ideal family pied-à-terre in Crans-Montana.

- 3-bedroom penthouse in Crans-Montana
- Breathtaking views over the Ballesteros golf course and the Swiss Alps
- Secondary residence available for sale to foreign buyers
- Perfect for families, ski holidays or a refined real estate investment

SURFACES

Living area	179 m ²
Balcony Surface	10 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Location floor	Attic

DISTANCES

Public transports	251 m
Primary school	788 m
Stores	1110 m
Restaurants	666 m

INFORMATION

Year of construction
Heating system

1992
Gas

NEIGHBOURHOOD

- International schools
- Horse riding area
- Near a golf course
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Ice rink

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Covered parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Fireplace
- Penthouse

EQUIPMENT

- Fitted kitchen

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

STYLE

- Classic

FINANCIAL DATA**Price****CHF 2'400'000.-****Availability**

immediately

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A large open room with wooden ceilings and furniture



A room in a home with a fireplace and wooden ceilings

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A room in a home with wooden floors, a large window, and a white table and chairs



A large kitchen and dining room in a modern home

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A bedroom with a large bed and a wooden ceiling



A room with a wooden staircase, a desk and a chair on the second floor