Steiger & Cie | Sotheby's INTERNATIONAL REALTY

CRANS-MONTANA



Penthouse on the edge of the Ballesteros Golf Course – South-facing vi

CHF 2'230'000.-

Price of parking place(s) in addition

Sale to non-Swiss residents/nationals: Yes



Steiger&Cie Crans-Montana SA
Rue du Prado 33, 3963 Crans-Montana

Mike Sannino
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SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty Crans-Montana presents this duplex penthouse, which enjoys a prime location on the edge of the prestigious Severiano Ballesteros golf course, near the center of Crans, the golf course's driving range, and the ski area.

Located on the top floor of a building at the end of the street, the apartment enjoys a particularly quiet setting, a south-facing orientation, and unobstructed views of the golf course and the Valais mountain peaks.

The living room features high ceilings. Its fireplace and spacious attic-style areas give it the authentic character of a chalet, while offering the comfort and convenience of an apartment.

Layout

On the first level:

- Entrance hall with ample storage
- Living room with high ceilings, a decorative fireplace, and a dining area
- South-facing terrace with views of the golf course and the Alps
- Fully equipped kitchen open to the dining area
- Double bedroom
- Children's bedroom with a loft
- Bathroom
- Shower room

Upstairs:

- Master suite with a private south-facing balcony
- Office area and walk-in closet
- Adjoining bathroom with tub and shower

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In the annex:

- Indoor parking space
- Private basement storage unit
- Ski locker

An apartment you could redesign to suit your tastes.

The apartment also offers exciting renovation potential, allowing you to modernize the spaces while preserving its alpine character, spacious layout, and beautiful high ceilings.

A renovation plan accompanied by 3D renderings, new floor plans, and a budget estimate for the work will allow future buyers to clearly envision a contemporary renovation of the property.

Key Features

Duplex penthouse in Crans-Montana
Prime location on the edge of the Severiano Ballesteros golf course
Very quiet setting at the end of the road
South-facing
Panoramic view of the golf course and the Alps
Living room with high ceilings and a fireplace
Three bedrooms
Private balconies
Close to downtown Crans and the ski area
Potential for renovation and appreciation

Second home

Available for purchase by foreign buyers

A property particularly well-suited for a family seeking a pied-à-terre in Crans-Montana, combining tranquility, views, immediate proximity to the golf course, and quick access to the resort's activities

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SURFACES

Living area	~ 169 m²
Weighted Surface	~ 179.8 m²
Balcony Surface	~ 10.5 m²

CARACTERISTICS

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

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INFORMATION

Year of construction 1992

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- 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
- Cellar
- Sauna
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Laundry

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Far view
- Unobstructed
- Mountains
- Alps

STYLE

- Classic

FINANCIAL DATA

Price	CHF 2'230'000.-
Price park. int. ①	CHF 60'000.-
Total price	**CHF 2'290'000.-**
Availability	immediately

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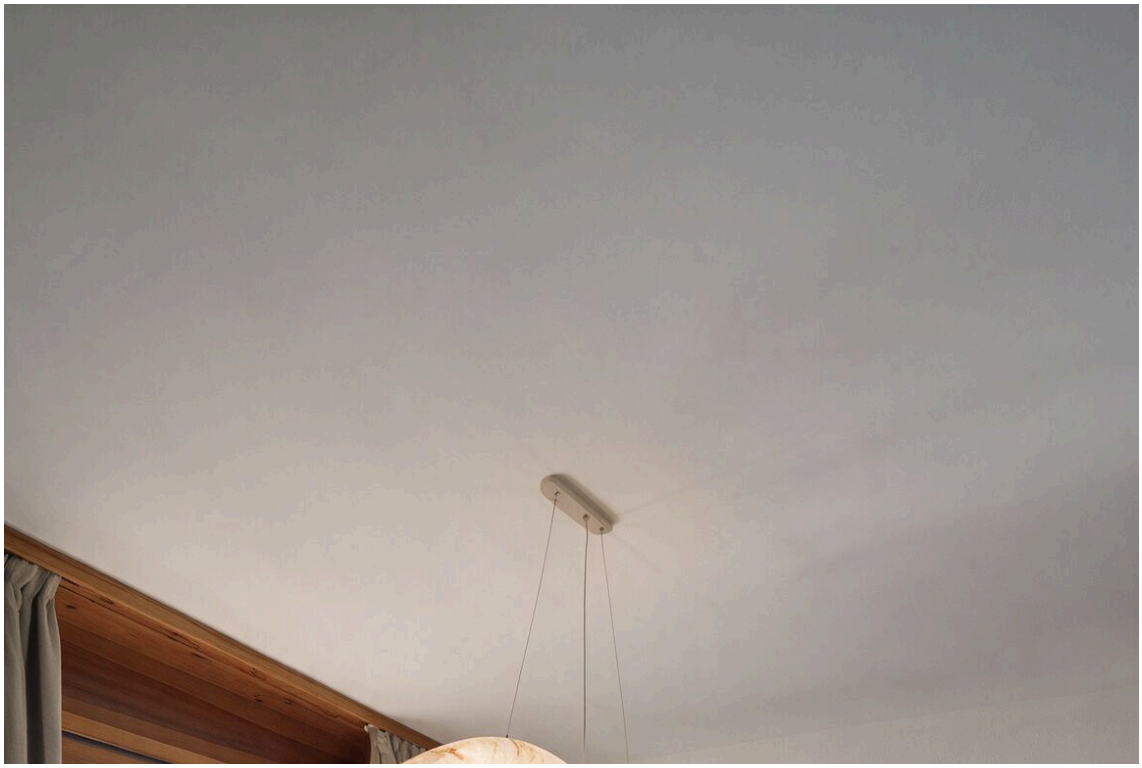


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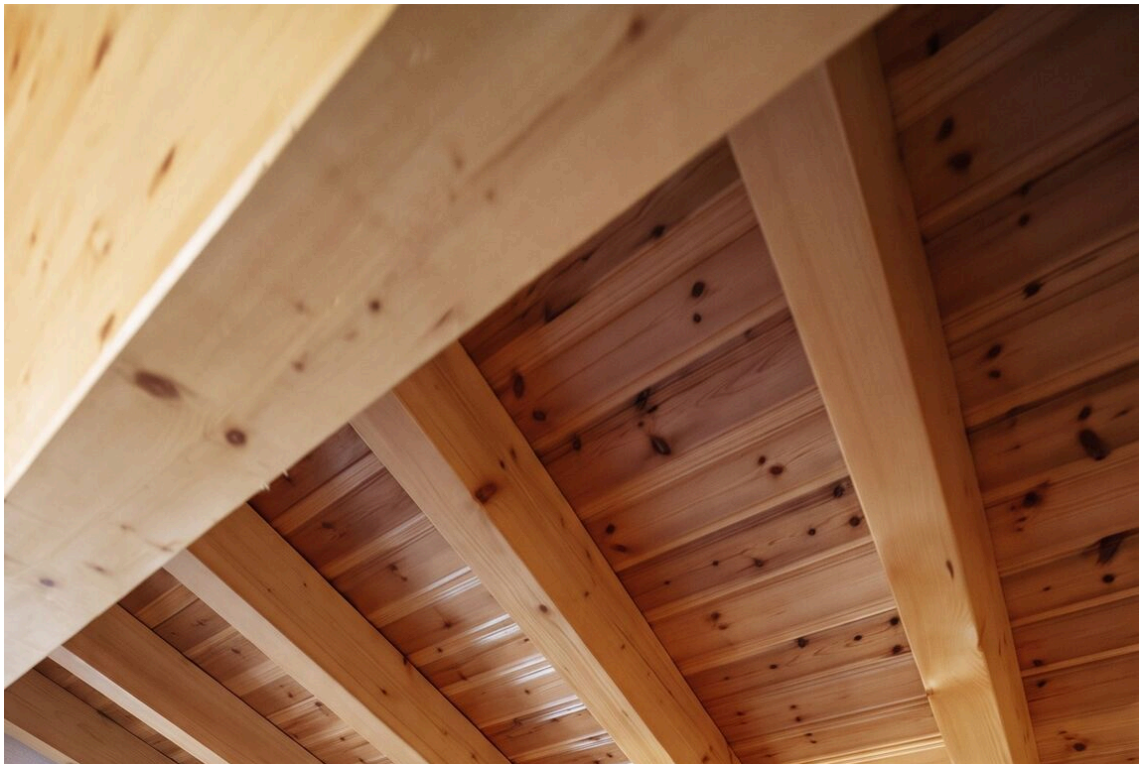


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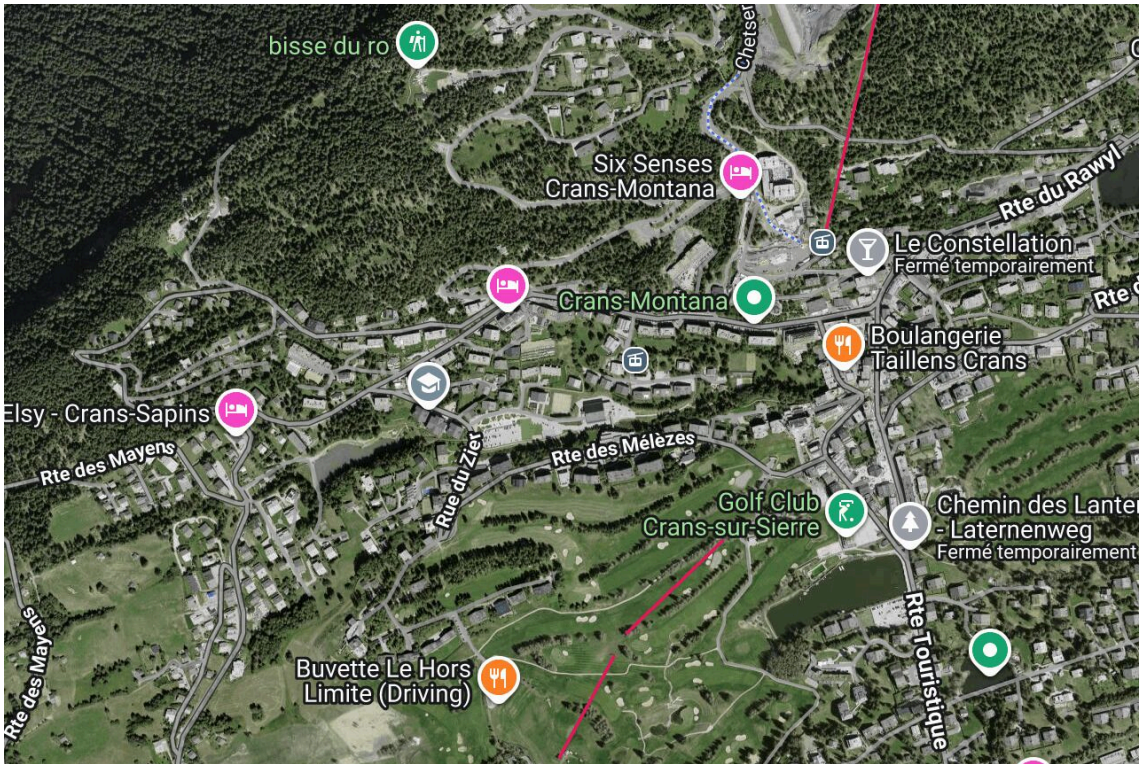


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