Steiger & Cie | Sotheby's INTERNATIONAL REALTY

RANDOGNE

Superb Minergie villa with breathtaking views

CHF 2'000'000.-

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@steigercie.ch

Steiger&Cie Crans-Montana SA
Rue du Prado 33
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Steiger&Cie Zermatt AG
Tempel 9
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SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty presents this magnificent new villa located in Randogne.

Ideally located close to the village of Randogne, this spacious and modern villa offers all the comfort sought for a primary residence.

Set in a very quiet residential area, just 9 minutes from the Crans-Montana resort, it benefits from easy access to the Bluche–Randogne funicular stop and all nearby amenities: schools, shops, and restaurants. Randogne enjoys a lively village life throughout the year.

Ground Floor (Level 0)

- 1 spacious entrance
- 1 laundry room
- 1 garage with direct access to the villa

First Garden Level (Level 1)

- 1 living room with high ceilings, wood stove, and access to the garden
- 1 spacious kitchen and dining area opening onto the terrace
- 1 double bedroom
- 1 shower room
- 1 pantry

First Floor (Level 2)

- 1 master suite with access to a 40 m² terrace, dressing room, and private balcony
- 1 en-suite shower room
- 1 en-suite bedroom with shower and WC
- 1 double bedroom
- 1 shower room

Ideally located and perfectly laid out, this villa is available exclusively as a primary residence, for Swiss citizens or holders of a B or C residence permit.

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SURFACES

Living area	~ 183 m²
Surface of parcel	~ 838 m²
Garden surface	~ 170 m²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	4
Number of balcony	1
Number of terraces	2
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Construction zone	Ponteille

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Child-friendly
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Guests lavatory
- Swedish stove
- Bright/sunny
- Natural light

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Valley view
- Panoramic
- Mountains
- Alps

STYLE

- Modern

STANDARD

- Minergie® P

FINANCIAL DATA

Price	**CHF 2'000'000.-**
Availability	To be discussed

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