

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# ICOGNE



Magnificent renovated barn in the heart of  
the village of Icogne

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**CHF 890'000.-**

Sale to non-Swiss residents/nationals: No

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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  
CH-3963 Crans-Montana  
+41 27 771 81 73  
crans-montana@steigercie.ch

Steiger&Cie Zermatt AG  
Tempel 9  
CH-3920 Zermatt  
+41 27 771 81 72  
zermatt@steigercie.ch



## 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 <sup>2</sup> |
| Terrace surface | ~ 85 m <sup>2</sup>  |
| Total surface   | ~ 208 m <sup>2</sup> |
| 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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