



**OMNIA**  
IMMOBILIER

For sale Ref. 1284761

**Fabulous renovation with garden  
and parking!  
Verbier**

Village house 4.5 rooms

**CHF 2'495'000.-**





## DESCRIPTION

Omnia Immobilier Verbier presents a rare and exclusive opportunity to acquire a piece of local history!

Set in the Verbier Village, you'll fall in love with this traditional semi-detached house, with those most extraordinary of accompaniments, both a garden and private parking!

Currently owned by an internationally renowned artist, the Home has been renovated with style, numerous details lend to the creativity and imagination of the proprietor over the full 3 floors.

Fully remodeled retaining numerous period features, the clever use of internal windows releases a luminosity through the levels.

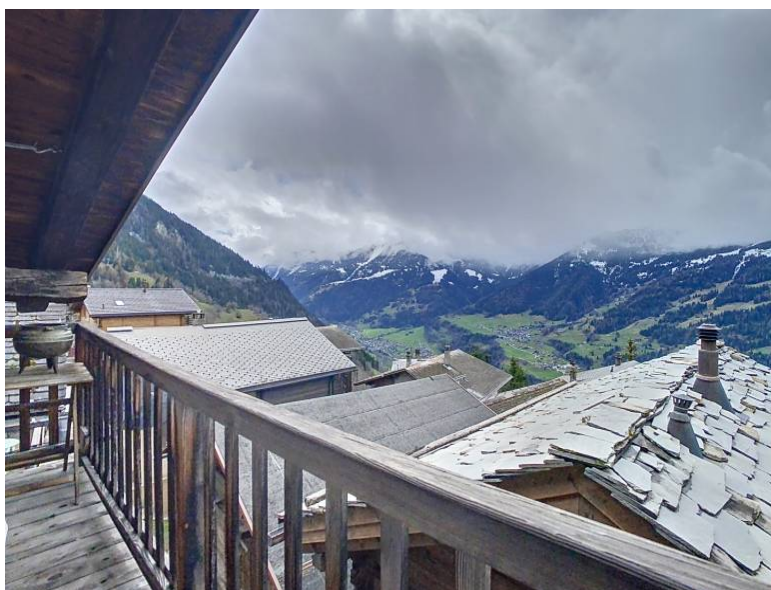
An ideal proposition for a family, either as your base in Verbier, or to enjoy as a holiday home, the Home comprises :

Entry level :

- Entrance with hanging space and guest WC
- South facing bedroom with classic pierre ollaire
- Additional room with sauna, shower, laundry, a bed and useful workspace

Main level :

- Large open kitchen with dining area
- Split door leading to the garden



## DESCRIPTION

- Principal bedroom with built-in wardrobes
- Ensuite bathroom with bath and shower
- South facing balcony with valley views

Upper level :

- Lounge with fireplace
- Period features
- South facing balcony with great valley views
- Split level office space or snug

At the street level :

- Large cave

In complement, a private parking place, and a generous garden set up for alfresco dining and play area.

This type of property is uncommon to find for acquisition, and is reserved for our Swiss and B or C Permit holders.

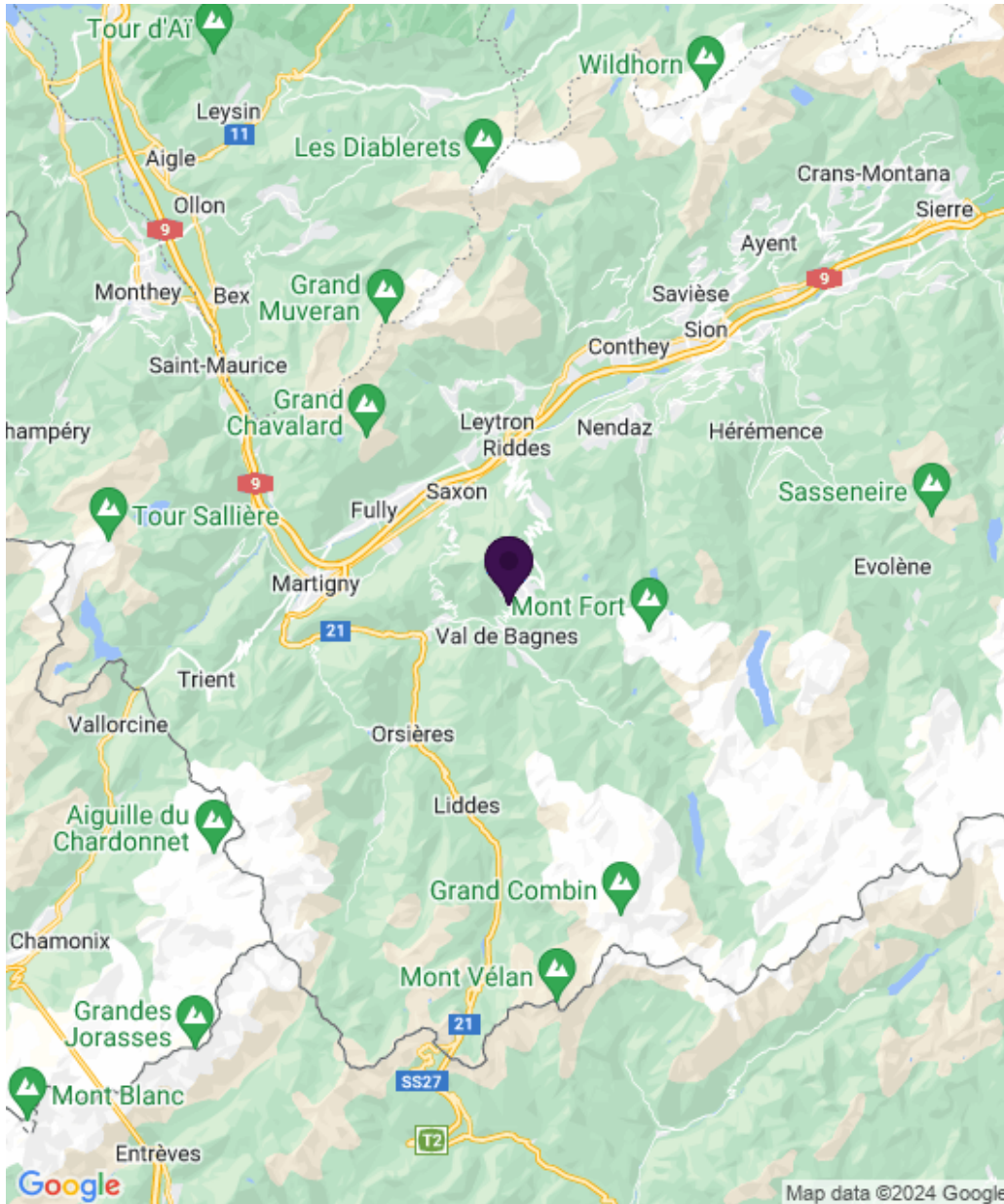
Don't delay, to arrange your visit today, please contact :

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## DESCRIPTION





## Location

In addition to its renowned winter sports facilities, Verbier also offers a range of summer sports activities, making it a year-round destination. During the summer months, the mountains and valleys around Verbier transform into a paradise for outdoor enthusiasts, offering a wide range of activities such as hiking, mountain biking, rock climbing, paragliding, and golfing.

For those who prefer a more leisurely pace, Verbier also has a vibrant cultural scene with a range of festivals and events throughout the year. From music festivals to art exhibitions, there is always something to see and do in the town.

Verbier is also home to several international schools, making it an ideal location for families with children. The town's excellent education system attracts families from around the world, providing a diverse and multicultural community.

Accessibility is another significant benefit of living in Verbier. The town is located just two hours from Geneva International Airport, making it easy to travel to and from other parts of Europe and the world. The town's infrastructure is also well-developed, with excellent public transport links and well-maintained roads.

Overall, Verbier's excellent year-round sports facilities, combined with its natural beauty, cultural offerings, and international schools, make it an ideal place to live for those who want to enjoy an active and high-quality lifestyle.

<https://www.verbier.ch/winter/>

This description is not contractual. The informations are as an indication. This file and its content should not be transmitted to third people.





## Technical data

Sales price (CHF)	2'495'000.-
View	Open, Panoramic, Mountains
Sold as second residence	available
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Living surface (m2)	169
Usable surface (m2)	197
Balcony surface (m2)	19
Garden surface (m2)	92
Outside parking spaces	1
Type	Village house
Surface area of land	186

Electric heating

## Amenities

Shops 1 km  
Post 1 km  
Schools 1 km  
Gondola 2.5 km  
CFF station 6 km

## Contact

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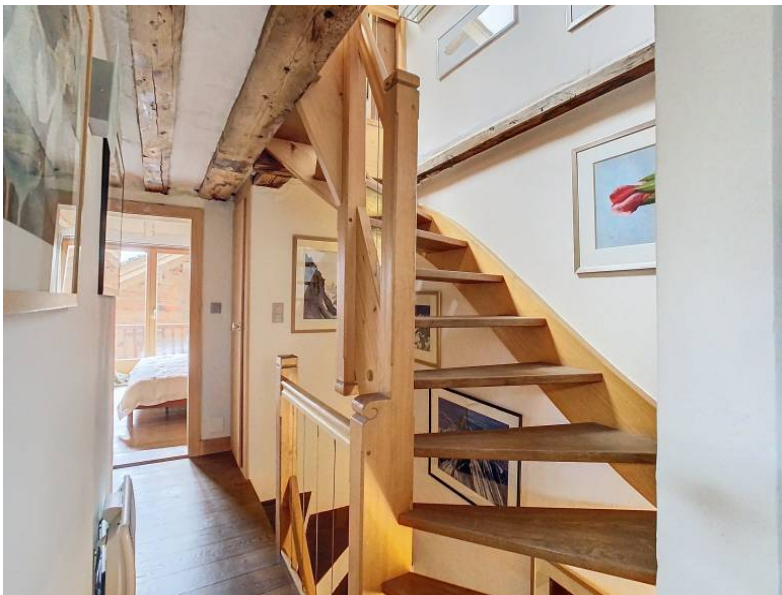


































# Réalisons ensemble votre rêve immobilier

## Nos Services

### Courtage

- Estimer votre bien à la valeur juste du marché
- Promouvoir votre bien sur les meilleurs supports
- Aboutir à une transaction dans les meilleurs délais et aux meilleures conditions

### Promotion

- L'étude de marché et l'analyse du site et de la faisabilité
- La due-diligence préliminaire et l'acquisition de la parcelle
- L'obtention des autorisations, le financement et la construction

### Gérance & PPE

- Stratégie locative (mise en valeur et marketing)
- Gestion technique, financière et locative
- Maintenance et administration de l'immeuble

Estimation gratuite  
et sans engagement



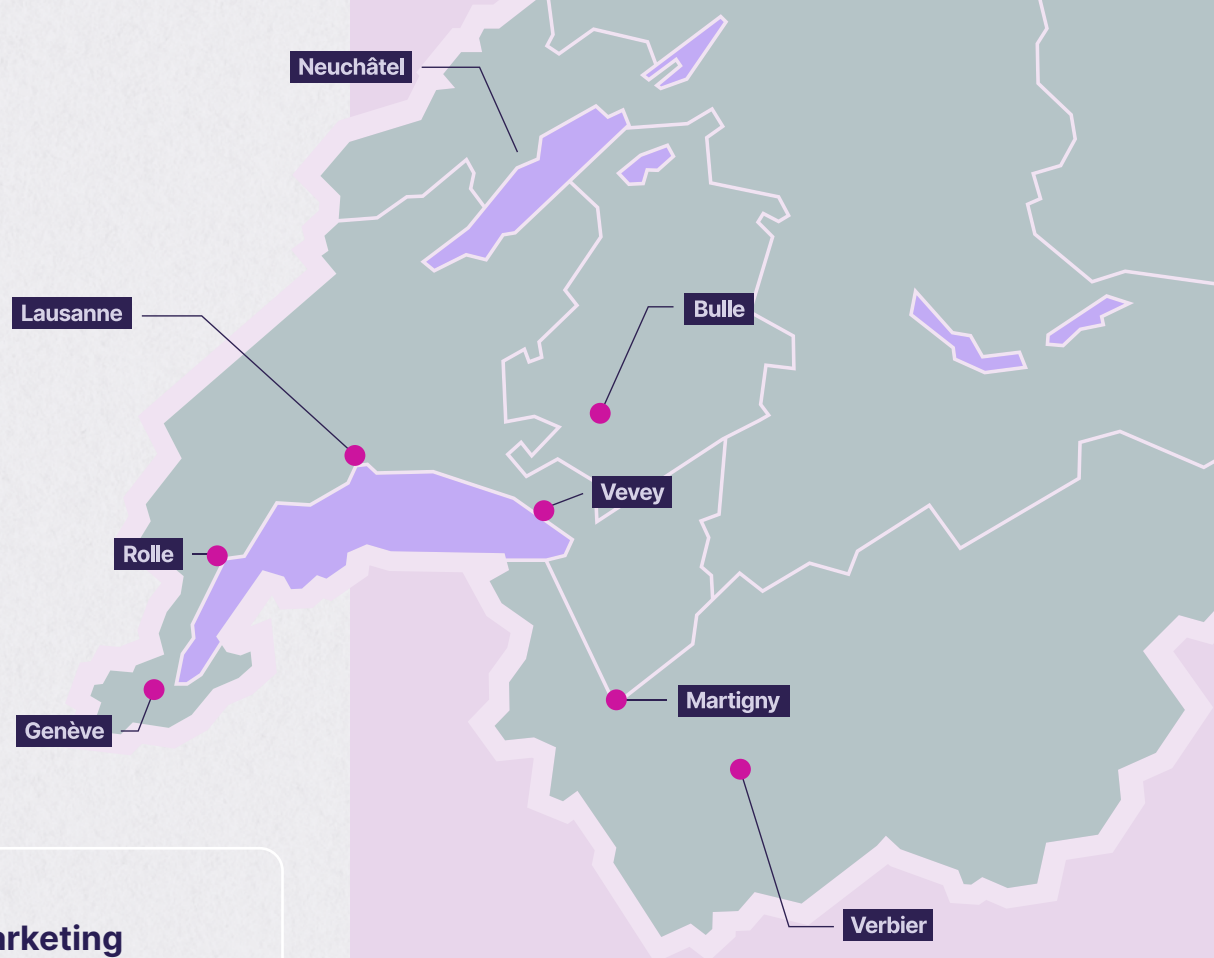
### Estimation

- Un devoir de diligence
- Estimer votre bien à la valeur la plus juste
- Utiliser les outils adéquats aux différents types de biens et les méthodes suisses approuvées

[www.service.omnia.ch/estimation-immobiliere-gratuite](http://www.service.omnia.ch/estimation-immobiliere-gratuite)

### Marketing

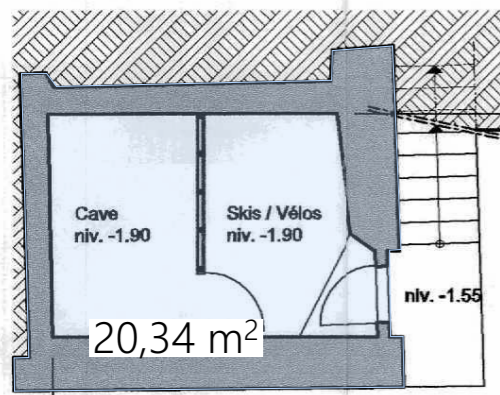
Un marketing et une communication 360°. La mise en place d'une stratégie marketing est une étape primordiale dans tout projet immobilier.



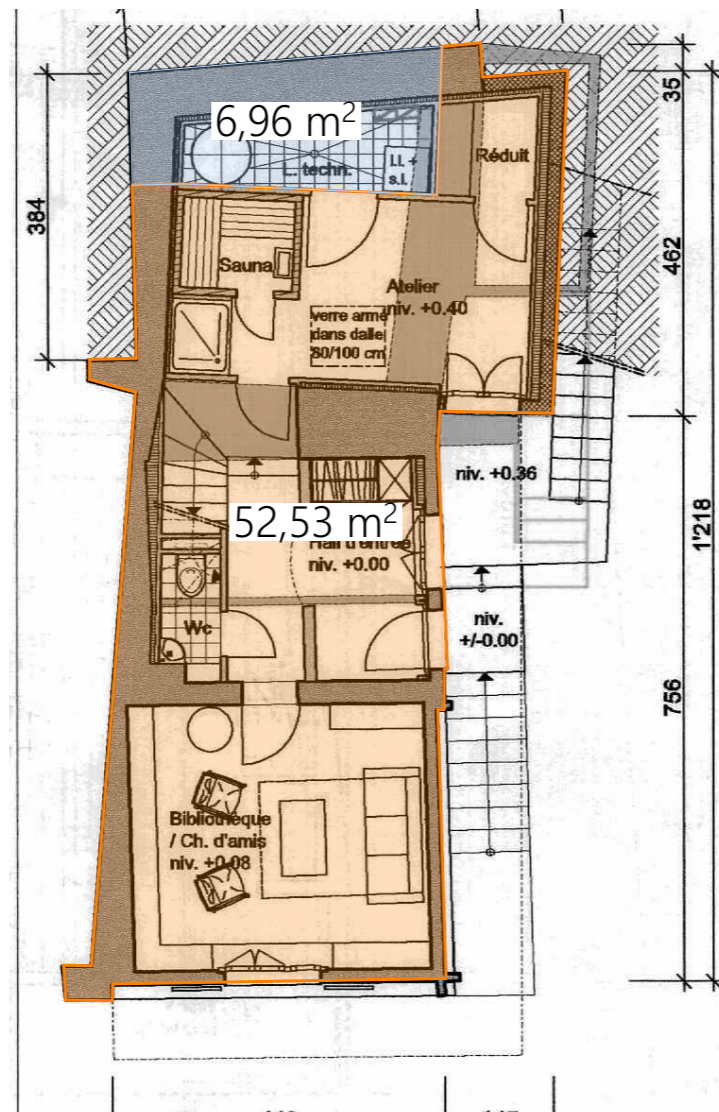
## Nos agences

Au plus près de nos clients et partenaires, OMNIA immobilier vous accueille dans ses 8 agences en Suisse romande : au cœur de Genève, Lausanne, Rolle, Neuchâtel, Vevey, Bulle, Martigny et Verbier.

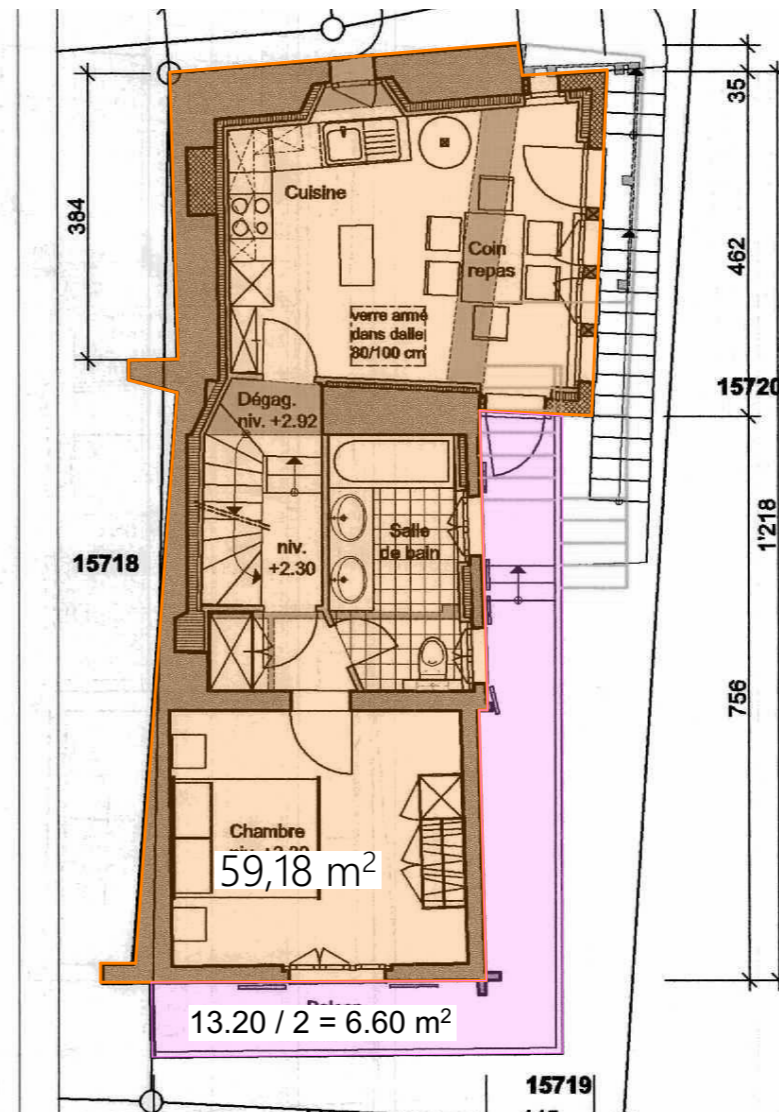




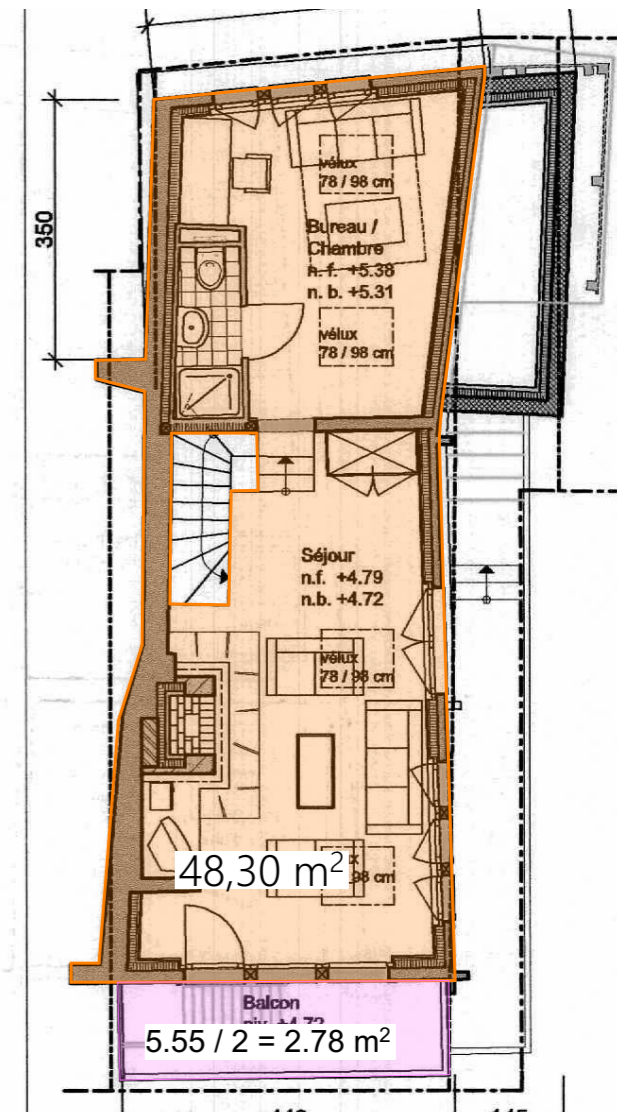
Cave



Rez-de-chaussée



Etage



Combles

Surface de vente			
<b>Surface de plancher habitable</b>			
Appartement 1			
Rez-de-chaussée	Appart.	=	52,53 m <sup>2</sup>
	<b>TOTAL</b>	=	<b>52,53 m<sup>2</sup></b>
Etage	Appart.	=	59,18 m <sup>2</sup>
	Balcon 13,21 x 0,50	=	6,61 m <sup>2</sup>
	<b>TOTAL</b>	=	<b>65,79 m<sup>2</sup></b>
Combles	Appart.	=	48,30 m <sup>2</sup>
	Balcon 5,55 x 0,50	=	2,78 m <sup>2</sup>
	<b>TOTAL</b>	=	<b>51,08 m<sup>2</sup></b>
<b>Total surface de plancher habitable</b>		=	<b>169,39 m<sup>2</sup></b>
<b>Surface de plancher non habitable</b>			
Appartement 1			
Cave	Cave, skis	=	20,34 m <sup>2</sup>
Rez-de-chaussée	Local thech. Réduit	=	6,96 m <sup>2</sup>
<b>Total surface de plancher non habitable</b>		=	<b>27,30 m<sup>2</sup></b>