

## DREAM PROPERTY AT THE FOOT OF THE SLOPES SAINT-MAURICE, SALVAN, LES MARÉCOTTES



 ~ 230 m<sup>2</sup> | 
  ~ 3'512 m<sup>2</sup> | 
  7 | 
  4 | 
 CHF 2'250'000.-

Ref. CMA-4503



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## DESCRIPTION

Exclusive Opportunity Awaits !

Located at the gateway to Valais, near Martigny, Verbier, and Chamonix in the picturesque Trient Valley, discover this charming alpine property.

Fully renovated to modern standards and tastes, the estate spans over 3,000 m<sup>2</sup> of landscaped and wooded grounds. This dream chalet captivates with its cozy and family-friendly ambiance, panoramic views of the Alps, and exceptional real estate and para-hotel development potential.

At the base of a renowned ski area celebrated for its breathtaking landscapes and consistent natural snow coverage, the property offers a true winter paradise. Salvan-Les Marécottes, an authentic and bucolic Swiss mountain village, provides a range of tourist and culinary activities. Easily accessible by train, just 1h50 from Geneva International Airport and 1h15 from Chamonix, the property spares you the high-season traffic hassles.

### Property Features :

The recently expanded and redesigned residence now meets Minergie standards for sustainable living. Large bay windows offer stunning Alpine views both indoors and outdoors. A wellness area enhances the property, complete with a jacuzzi perched on a terrace overlooking the valley.

### Development Opportunities :

The estate offers exceptional potential, including the construction of up to 4 chalets or 8 mazots, accommodating 7 additional bedrooms. Future owners could sell individual units, retain them for rental income, or develop a boutique Bed & Breakfast or charming hotel. Adjacent to the estate, two additional constructible plots are available for purchase, allowing for the construction of large chalets to expand the real estate or hospitality project.

### Key Details :

- Living Area: ~230 m<sup>2</sup>
- Rooms: 7
- Bedrooms: 3
- Bathrooms: 3
- Built: 1974, renovated in 2019
- Volume: ~905 m<sup>3</sup>
- Orientation: East/South/West, optimal sunlight
- View: Panoramic vistas of the Alps and the valley

## DESCRIPTION

### Interior Layout :

- Spacious living room with a cozy fireplace
- Generous kitchen with natural wood finishes and bright dining area
- Comfortable, sunlit bedrooms
- Master bathroom with whirlpool tub
- Private laundry room

### Exterior Features :

- Sun-drenched terrace and balcony with stunning views
- Large landscaped garden surrounded by greenery
- Private outdoor parking

### Additional Amenities :

- Heating and hot water via heat pump
- Double-glazed windows for optimal insulation
- High-speed internet and modern utilities

### Nearby Environment :

Nestled in a tranquil, green setting with local shops, restaurants, and easy access to ski slopes and mountain activities. Public transport, including nearby bus stops and train stations, makes the property effortlessly accessible.

Don't miss this rare chance to own an exceptional estate in a sunny, scenic region of Valais.

Contact us today for more details!

## INFORMATION

Reference	CMA-4503	Style	Classic
Category	Chalet	Type of heating	Radiator
Availability	To be determined	Energy	Heat pump
Construction	1974	Hot water	Heat pump
Renovation	2019	Acoustics	Calm
General condition	Very good	Scheme	In name
Orientation	South	Price	CHF 2'250'000.-
Sun orientation	Optimal	Parking	Included
View	Panoramic		

## LOCATION

Country	Switzerland	Town	Salvan
Canton	Valais	Environment	Mountain
Zone	Saint-Maurice		

## ROOMS

Number of rooms	7	Nb. of bedrooms	4
Nb. of bathrooms	3		

## AREAS

Living area	~230 m <sup>2</sup>
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## MISCELLANEOUS

Volume	~905 m <sup>3</sup>	Land area	~3'512 m <sup>2</sup>
Ground surface	~123 m <sup>2</sup>		



## CHARACTERISTICS

### TRANSPORTS

Bus stop (600 m)	Motorway entrance/exit	Train station (800 m)
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### SURROUNDINGS

Exterior landscaping (oui)	Green landscape	Restaurant(s) (800 m)
Schools	Shops	Village

### TECHNICAL EQUIPMENT

Building land (oui)	Internet connection (oui)	Radiator heating (oui)
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### EXTERIOR

Balcony (oui)	Covered terrace (oui)	Garden (oui)
Outdoor car park (12)	Outdoor lighting (oui)	Terrace (oui)

### INTERIOR

Chimney (oui)	Double paned windows (oui)	Whirlpool tub (oui)
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### HOBBIES

Ski trail (1.7 km)

### ROOMS

Private laundry room (oui)



## PHOTOS





































