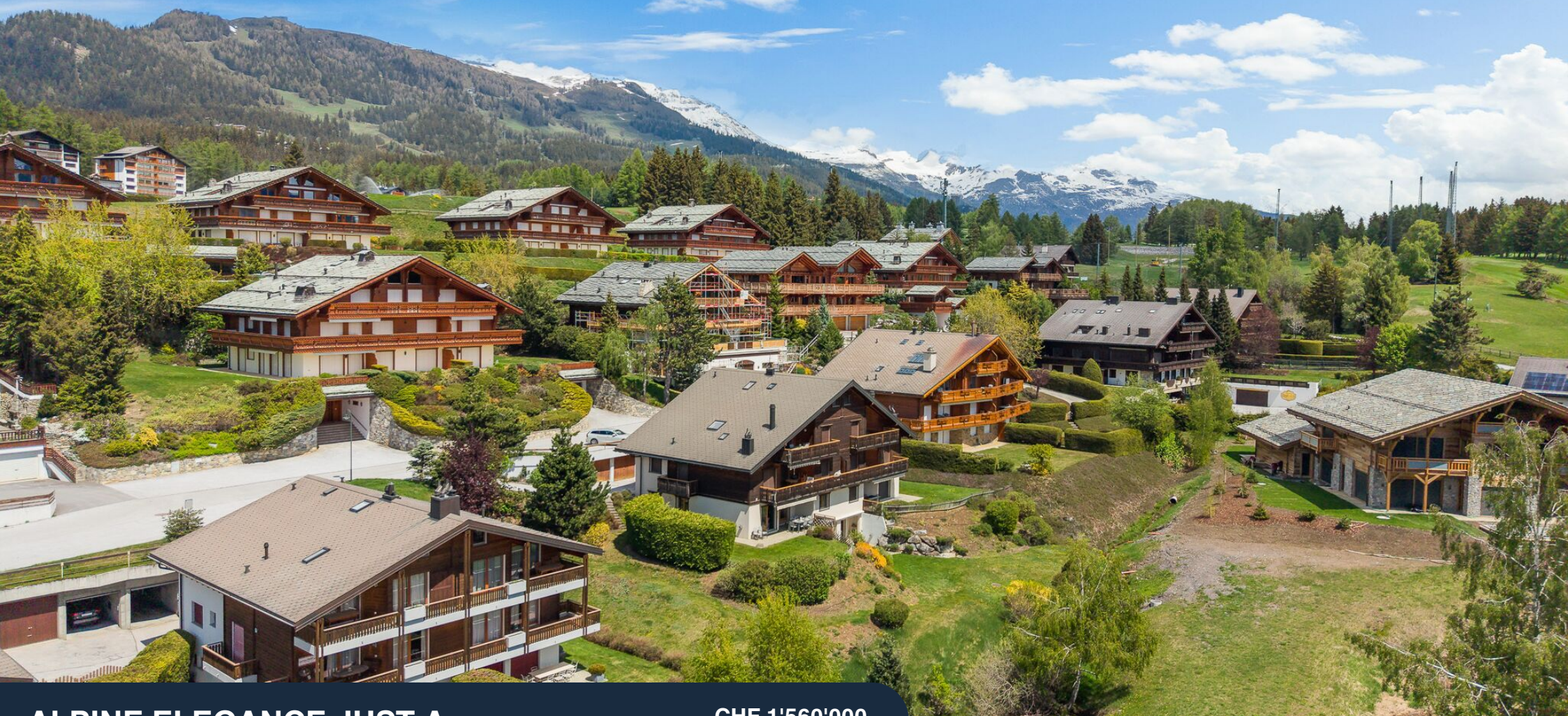




ALPINE ELEGANCE JUST A STONE'S THROW FROM THE BALLESTEROS GOLF COURSE

CHF 1'560'000.-

3963 Crans-Montana

Attica Immobilier | Av. d'Ouchy 66 | 1006 Lausanne | Phone + 41 21 616 10 10



110 m²



4.5



1



3



2

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DESCRIPTION

There are places that stand the test of time without ever losing their prestige.

Located in one of the most sought-after neighborhoods in Crans-Montana, just a short walk from the famous Ballesteros Golf Course in Crans-sur-Sierre, this 4.5-room apartment subtly combines the charm of Alpine architecture, contemporary comfort, and a setting of rare serenity.

Completely renovated with high-quality materials, it is located on the garden level of a luxury residence built in the authentic chalet style. From the moment you step inside, the spacious rooms, natural light, and meticulous finishes create a warm atmosphere where you immediately feel at home.

Outside, a pleasant terrace extending into a private southwest-facing garden invites you to fully enjoy the beautiful Valais days, with a soothing Alpine panorama before you.

Designed for both mountain getaways and as a primary residence, this apartment offers comfortable and perfectly laid-out living spaces.

Layout

- Entryway with storage
- Separate, functional kitchen open to the living areas
- Bright living room featuring a fireplace and direct access to the patio and garden
- Master suite with en suite bathroom
- Two additional bedrooms
- Separate shower room
- Private carnotzet with direct access that can serve as a private TV lounge, ideal for relaxing or evenings with friends

Highlights

- One of the most sought-after residential neighborhoods in Crans-Montana
- Just a few minutes' walk from the Severiano Ballesteros Golf Course



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- Quick access to the resort center, shops, and restaurants
- Luxury chalet-style residence
- Fully renovated apartment
- Private garden of approximately 60 m²
- Terrace of approximately 20 m² facing southwest
- Beautiful view of the Alps
- Cozy atmosphere thanks to the fireplace and high-quality materials
- Private carnotzet and TV lounge, perfect for entertaining
- Locked storage unit available for an additional fee: **CHF 60,000.-** and possibly another one available for rent
- Sale permitted as a second home

A place where every season reveals a new facet of the mountains.

Between the golf course fairways, forest walks, ski slopes, and the lively atmosphere of downtown Crans-Montana, this property offers a rare balance of tranquility, comfort, and quality of life.

A confidential opportunity for those seeking a home with character in the heart of one of the most prestigious resorts in the Swiss Alps.

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CHARACTERISTICS

Reference: AtticaCransprochegolf

Number of rooms: 4.5

Number of bedrooms: 3

Number of bathrooms: 2

Living area: 110 m²

Garden surface: 60 m²

Year of construction: 1990

Year of restoration: 2024

Availability: To be discussed

CONTACT FOR VISITING

Mr. Tassilo BOSCACCI

E-mail : t.boscacci@atticaimmobilier.ch

Phone : + 41 21 616 10 10

Mobile : + 41 79 588 06 96



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DISTANCES

Train station	5.8 km
Public transports	220 m
Highway	4.8 km
Shops	1.1 km
Post	1.1 km
Bank	1 km
Restaurants	270 m

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Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Living area	110 m²
Garden surface	60 m²
Terrace surface	20 m²
Year of construction	1990
Year of restoration	2024
Availability	To be discussed
Second home	Authorized
Parking places	Yes, obligatory

CONVENIENCES

Neighbourhood

- Green
- Public swimming pool
- Tennis centre
- Hiking trails
- Concert hall
- Mountains
- Horse riding area
- Ski piste
- Ice rink
- Religious monuments
- Residential area
- Sports centre
- Ski lift
- Museum
- Bus stop
- Near a golf course
- Cross-country ski trail
- Theatre

Outside conveniences

- Terrace/s
- Garden
- Box

Inside conveniences

- Carnotzet
- Fireplace
- Bright/sunny
- With character

Equipment

- Fitted kitchen
- Shower
- Bath

Floor

- Parquet floor

Orientation

- South

Exposure

- Optimal
- All day

View

- Nice view
- Garden
- Forest
- Mountains

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EXTERIOR VIEW



EXTERIOR VIEW



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BALLESTEROS GOLF COURSE**

CHF 1'560'000.-

EXTERIOR VIEW



EXTERIOR VIEW



EXTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



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