

**A COMPLETELY REDESIGNED 3.5-
ROOM APARTMENT, OFFERING
BOTH TRANQUILITY**

3979 Grône

CHF 340'000.-



50 m²



3.5



1



2



1



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DESCRIPTION

In Grône, in the heart of Central Valais and near Sion, this 3.5-room apartment enjoys a particularly pleasant location, combining easy access with tranquility. Shops, schools, public transportation, and everyday amenities are within easy reach, while the building's second-row location shields it from noise and disturbances. At the rear, orchards stretch to the foot of the mountain, offering a lush, peaceful setting with that pleasant feeling of being secluded while still being close to everything.

Located within a small, intimate condominium complex, the apartment is currently undergoing a complete renovation. The living areas and bedrooms will be finished with high-quality wood-effect tile flooring, adding warmth and character while offering the low-maintenance benefits of tile. The bathroom will feature elegant large-format 1 x 1 m tiles and will be equipped with the necessary connections for installing a laundry column. The kitchen will be fully equipped, and the windows will be double-glazed PVC units.

The floor plan features a pleasant living area as well as two bedrooms. The second bedroom, which is more compact, is perfectly suited as a room for a first child, an office, or a dedicated workspace for remote work. A lovely terrace of approximately 13.75 m² provides a pleasant extension of the apartment outdoors.

A spacious basement and an outdoor parking space complete the property.

Fully renovated and requiring no work from its future owner, this apartment represents a particularly attractive opportunity for a first-time buyer. It may also appeal to an investor, with an estimated rental potential ranging from CHF 1,300 to CHF 1,600 per month.

Recently replaced:

- plumbing
- electrical wiring
- insulation (ceiling and walls)
- branch lines

Brand-new heating system for the ground floor...to be checked for the second floor

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A second 3.5-room apartment is also available in the same condominium for CHF 370,000.—. Featuring a similar layout and boasting a small balcony of approximately 2 m², it is still unfinished, allowing the future buyer to choose the finishes according to their preferences, within the planned budget and included in the sale price.

Two opportunities within the same small condominium complex, just a few minutes from Sion, to live or invest in an environment where tranquility, convenience, and quality of life come together.

CHARACTERISTICS

Reference: GroneAppartrez

Number of rooms: 3.5

Number of bedrooms: 2

Number of bathrooms: 1

Living area: ~ 50 m²

Year of restoration: 2026

Heating system: Electricity, Pellets

Availability: To be discussed

CONTACT FOR VISITING

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DISTANCES

Train station	3 km
Public transports	180 m
Highway	5.4 km
Shops	1.8 km
Post	220 m
Bank	100 m
Restaurants	580 m

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CHARACTERISTICS

Reference	GroneAppartrez
Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Living area	~ 50 m²
Terrace surface	~ 13.8 m²
Year of restoration	2026
Heating system	Electricity, Pellets
Heating installation	Radiator
Availability	To be discussed
Number of terraces	1

CONVENIENCES

Neighbourhood

- Village
- Green
- Mountains
- Vineyard
- Shops/Stores
- Bus stop

Outside conveniences

- Terrace/s
- Parking

Inside conveniences

- Without elevator
- Open kitchen
- Double glazing

Equipment

- Fitted kitchen
- Connections for washing tower
- Shower

Floor

- Tiles

Condition

- New

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