

## Loghome for sale in the Swiss Alps



236 m<sup>2</sup> living surface, 2 bedrooms, big finished attic loft space, large living room with open kitchen and stunning mountain view.

Ideal as vacation house or permanent residence.

## **Rooms division/layout**

### **Downstairs**

- big garden, 4735m<sup>2</sup>
- entry hall (8m<sup>2</sup>)
- big living room with open kitchen (88m<sup>2</sup>), great view over the mountains and garden
- technical room (8m<sup>2</sup>)
- bedroom/study (14m<sup>2</sup>)

### **Upstairs**

- bedroom (12m<sup>2</sup>)
- bathroom with shower (8m<sup>2</sup>)
- very big and spacy loftroom, with high ceiling and mountain view (84m<sup>2</sup>)
- balcony (22 m<sup>2</sup>)

### **The house is newly built:**

- new windows, with extra insulating glass
- new electricity, sanitary, kitchen, bathroom,...
- all services connected to the grid (Electricity, water, wastewater, phone)

### **Other features**

- lots of parking space, terrain is 4735 m<sup>2</sup>
- possibility to subdivide and build more, 4735m<sup>2</sup> all building land
- some finishings still need to be done, like kitchen
- very well insolated with wood wool and sheep wool.
- floors made out of massive Elm and Pine wood

### **Heating**

- downstairs: Tulikivi soapstone wood over of 2400kg. Gives 24h radiation warmth
- upstairs: high yield woodstove
- warm water: solar panels with electrical backup

## Situation

- nearest town: Sion & Sierre, both 15 min drive
- highschool in Grone, 5 km drive, the schoolbus stops in Loye (1km from the house)
- basic stores in Grone, 5 km drive. Large commercial center in Sion (Conthey), 15 min drive
- situated at 1000m altitude
- accessible, all year round
- walking trails next to the house
- skiing possible at Nax & Vercorin, both 10 min drive or at the larger Crans Montana, 30 min drive



Valley side



Mountainside (front door)



SW side



Driveway



Entry hall



Room downstairs



Living room



Tulikivi fireplace in the living room



SW side of living room



Open Kitchen



Staircase



Kitchen/Stairway/livingroom



Valley side upstairs



Loft space upstairs



Mountain side/ SW upstairs



Bedroom upstairs



Bathroom with shower



Balcony (1st floor) Valley side



NE corner of the house