



INFORMATION & SALES

## SITUATION

- Orientation : South/East
- View : Mountains
- 120 km from Geneva
- 60 km from Lausanne
- 240 km from Zürich
- 60 km from Sion
- 30 km from Montreux
- Shops : 200 m
- Train station / Transports : 100 m
- Primary school : 300 m
- Cable car / Skilift : 600 m
- Post office : 200 m
- Bank : 200 m
- Highway A9 : 20 min. from Champéry





## COMMUNE OF CHAMPÉRY (VS)

Located 90 minutes away from Geneva, Champéry, typically Swiss village with preserved architecture, is set up in the middle of Les Portes du Soleil, biggest ski resort of Europe linked between Switzerland and France.

With its 650 km of ski slopes, a few 200 lifts and 90 mountain restaurants, this marvelous ski area will delight the persons who are keen on winter sports and mountain bike in summer.

With the Dents-du-Midi mountain range, the seven spectacular summits being more than 3000 m at its highest point, Champéry combines charm and authenticity through its ancient chalets running along the picturesque street of the lively village with its shops and places aimed at gastronomy.

Its direct proximity to the thermal cure center of Val d'Illeiez, place of relaxation thanks to its new spa, gives it a certain asset. Only 30 km away from Montreux, Champéry is the closest ski resort of the Valais's Alps to Swiss Riviera and Geneva's lake with beautiful hotels, renowned private hospitals, as well as the very famous Jazz Festival.

Champéry represents the future for a prestigious clientele who is always looking for more discretion.



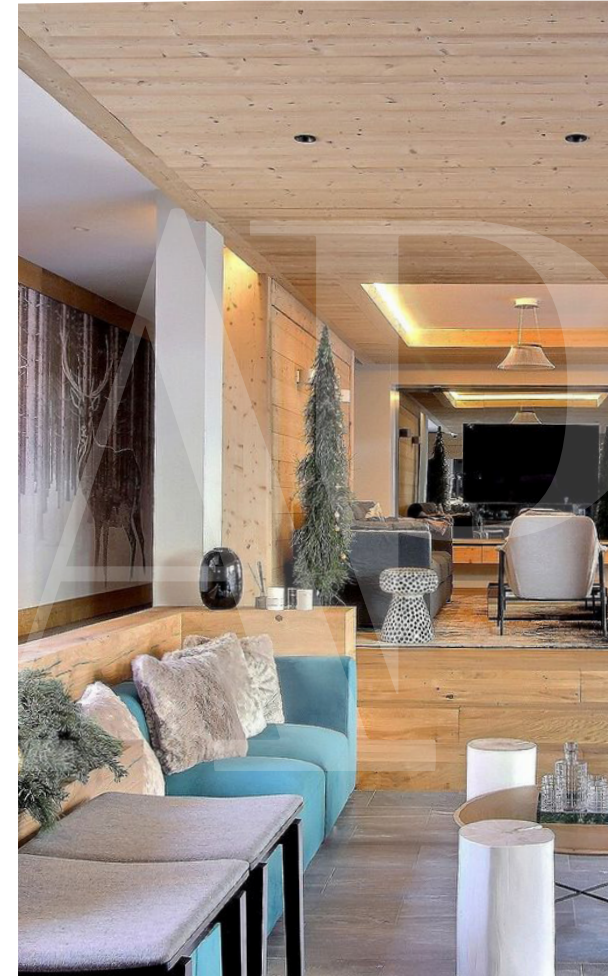
## PRESENTATION

### DESCRIPTIF :

- Magnificent residence of 25 apartments nested at the heart of the village of Champéry (Portes du Soleil). This promotion piloted by a renowned local architect ( CITTOLIN / POLLI) will be designed by materials respecting the tradition of the place conferring it a warm, friendly and family aspect.
- Montagnier proposes you spa, wine shop, dining room and exclusive club, besides hotel services and conciergerie services.
- Possibility of renting management.

### ACCESS :

- By car: The A9 motorway and exit St-Triphon / Pas-de-Morgins follow Champéry / Pas-de-Morgins. In Troistorrents, turn left towards Champéry
- By train: Railway station Aigle (in winter «TGV des Neiges»), Railway station Saint-Maurice. Travel with the CFF train to Aigle. Departure for Monthey, Troistorrents, Val-d'Illeiez and Champéry with the AOMC train.
- By plane: Geneva International Airport : 120 km, 1 hour 30 by car
  - Zurich International Airport : 235 km, 2 hours 30 by car, Highway A9/E62 Vevey-Sion, exit No 17, 18 or 19.
  - Sion International Airport : 63 km, 1 hour by car.





## CHARACTERISTICS OF THE B32

Beautiful 4.5 rooms apartment on the EAST side with a very large terrace, this exceptional property will be a unique place of tranquility where you will share unforgettable moments.

Our interior designers will work for and with you to create a chic, contemporary, voluptuous or classic living space.

Composition:

Spacious entrance hall - superb living room - contemporary open kitchen - dining room, all with direct access to the SOUTH side terrace.

Bedroom 1 with bathroom (bathtub) and balcony - bedroom 2 with bathroom (shower) and balcony.

Bedroom 3 with bathroom (shower) and balcony

Visitor's WC

Additional surface of 58m<sup>2</sup> habitable subject to communal authorisation (in progress).



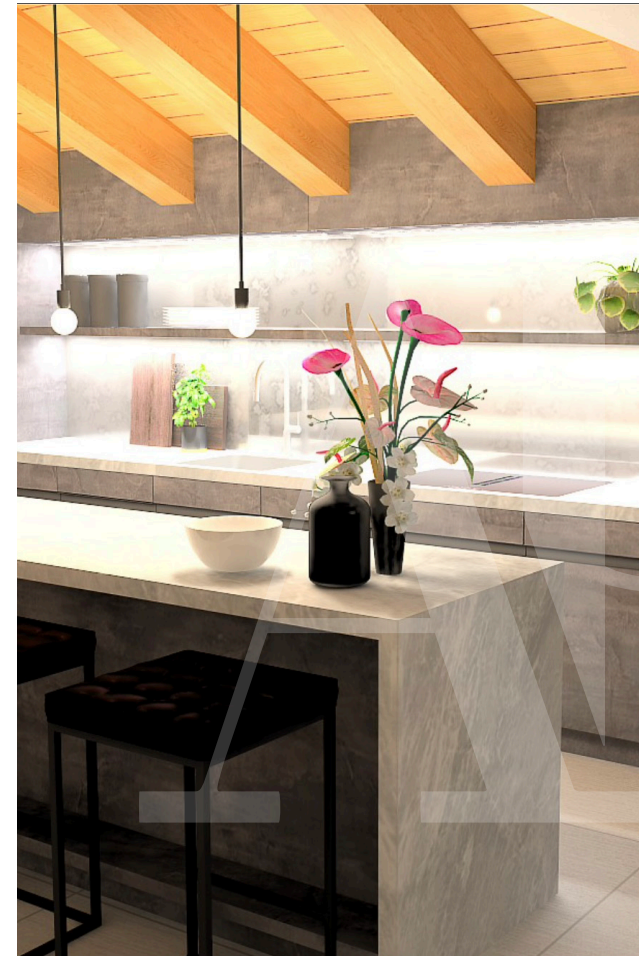
## CHARACTERISTICS OF THE B32

- Number of floors : 1
- Number of balconies : 1
- Number of terrace : 1
- Number of sanitary : 4
- Parking space : 1 in extra CHF 35'000
- Availability : 2022
- Spa (pool, fitness, rest room)
- Wine library
- Number of rooms : 4.5
- Number of bedroom(s) : 3
- Living surface : 180 m<sup>2</sup>
- Terrace surface: 48m<sup>2</sup>
- Weighted surface : 202 m<sup>2</sup>
- Private lounge for co-owners
- Private caretaker

Remarks : SALE IN SECONDARY RESIDENCE AND TO FOREIGNERS ALLOWED

Annex living surface in the back pending autorization : 58 m<sup>2</sup> (+ terrasse 12 m<sup>2</sup>)

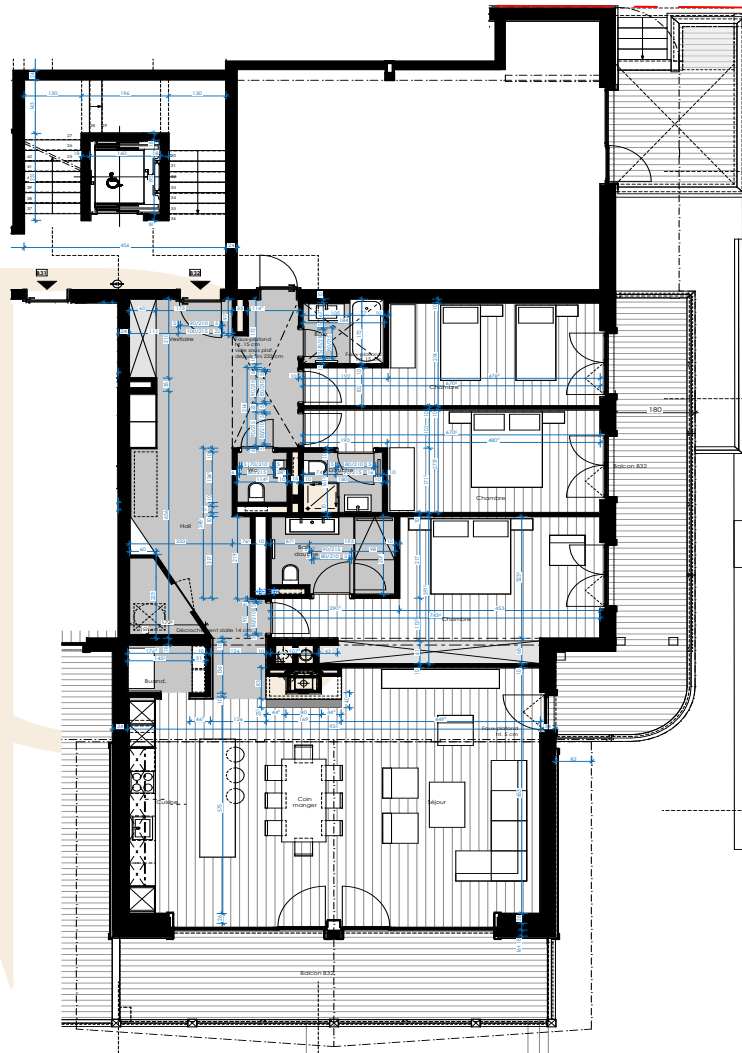
SALE PRICE : CHF 2'800'000





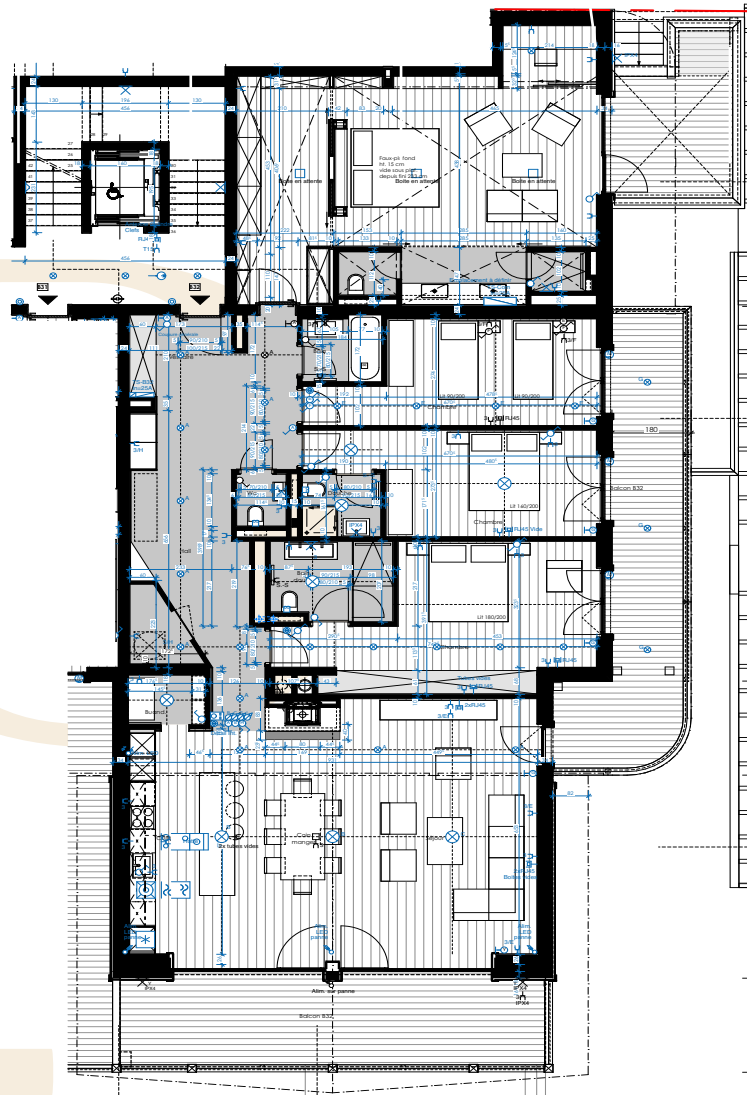
# B32 APARTMENT INITIAL FLOOR PLAN

COUPE LONGITUDINALE



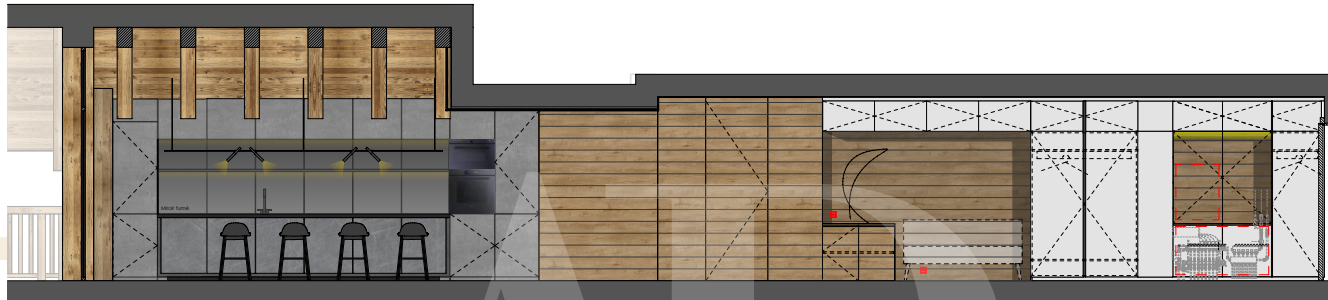


## B32 DEVELOPPED FLOOR PLAN IF COMMUNAL AUTHORIZATION IS OBTAINED





 PERSPECTIVE FROM LIVING ROOM ON ENTRANCE



Coupe Cuisine + Hall d'entrée  
E 1:50



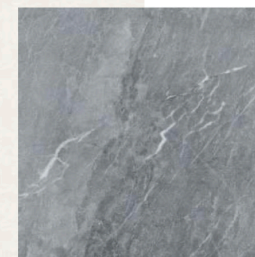
REVÊTEMENT AU SOL **ENTREE**  
FLAVIKER BLUE SAVOY rectifié  
FORMAT 30/60 cm



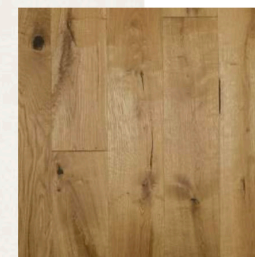
REVÊTEMENTS AU SOL  
**CHAMBRES-SEJOUR-CUISINE**  
Chêne Jura, Chêne Soliat,  
nouveaux, pré-huilé oxydatif, struct. 4V  
Lo: 180 cm  
La: 15 cm

 PERSPECTIVE FROM ENTRANCE TOWARDS LIVING ROOM

---



REVÊTEMENT AU SOL **ENTREE**  
FLAVIKER BLUE SAVOY rectifié  
FORMAT 30/60 cm



REVÊTEMENTS AU SOL  
**CHAMBRES-SEJOUR-CUISINE**  
Chêne Jura, Chêne Soliat,  
nouveaux, pré-huile oxydatif, struct. 4V  
Lo: 180 cm  
La: 15 cm



 KITCHEN



 KITCHEN





 LOUNGE





SPA



AP

AVANTHAY

REAL ESTATE • IMMOBILIER

SINCE 1968