



TWO-VILLA PROPERTY – IDEAL FOR A LARGE FAMILY OR INVESTMENT

Route de la Fin 47/A | 1868 Collombey | Reference : 6213409

CHF 2,650,000.-

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	6
Big pictures	7

TWO-VILLA PROPERTY – IDEAL FOR A LARGE FAMILY OR INVESTMENT

CH-1868 Collombey | Route de la Fin 47/A | **CHF 2,650,000.-**



Two Villas, Four Living Spaces, One Property
A Property Designed to Evolve with Your Plans

20 minutes from Port-Valais-Lake
20 minutes from Villeneuve-Lake

Located in Collombey-Muraz, in a quiet residential area, this property comprises two attached villas built in 2023, each designed with a distinct layout.

The first offers the generous proportions and organisation of a large family home. The second comprises two independent apartments, providing a range of options for personal use, family living or rental purposes.

The real strength of this property lies in this combination: living, accommodating, passing on or renting, without having to decide today how the property will be used in the future.

Main Villa – 9 Rooms
Ground Floor

The generous proportions are immediately apparent upon entering:

- Spacious entrance hall with cloakroom
- Large playroom
- Guest WC
- Master suite with dressing room and en-suite bathroom/WC, featuring

CHARACTERISTICS

Reference: **6213409**

Type: **Row house**

Availability: **To agree**

Rooms: **15**

Bedrooms: **10**

Useful surface: **450 m²**

Ground surface: **906 m²**

Charges: **CHF 10,000.- (Individual)**

Year of construction: **2023**

Latest renovations: **2026**

- both a shower and bathtub
- Open-plan kitchen adjoining the dining and living area
- Direct access to the terrace

The ground floor is centred around spacious living areas while providing the master suite with its own private space.

Upper Floor

The upper floor is dedicated primarily to the sleeping quarters:

- Large hallway with dressing area
- 3 bedrooms, each with its own shower room/WC
- 2 additional bedrooms sharing a connecting shower room/WC
- Laundry room

With its numerous bedrooms and well-distributed bathrooms, this villa is particularly well suited to a large family, while allowing everyone to maintain a comfortable degree of privacy.

Second Villa – Two Independent Apartments

The second villa adds another dimension to the property.

3.5-Room Apartment – Ground Floor

- Entrance
- 2 bedrooms
- Shower room/WC
- Open-plan kitchen adjoining the dining and living area
- Direct access to the terrace

2.5-Room Apartment – Upper Floor

- Open-plan kitchen adjoining the living area
- Access to a terrace
- 1 bedroom
- Shower room/WC

Both apartments can be used completely independently.

They could accommodate parents or other family members, provide a separate living space for a member of the household, or be rented out to generate additional income.

A Property That Gives You Options

This is one of the property's main advantages.

Its configuration allows for several possible uses:

Large family: a spacious main residence complemented by independent living units.

Multi-generational living: each generation can enjoy its own private space while remaining within the same property.

Primary residence + rental income: the main villa can be occupied by the owners while the two apartments can generate rental income.

Property investment: the different units can be operated separately according to the buyer's long-term investment strategy.

Modern Features and Attractive Outdoor Areas

Built in 2023, the property benefits from modern installations and particularly attractive outdoor features:

- Outdoor swimming pool



- Heat pump
- Underfloor heating
- Solar panels
- 30 kWh battery storage system
- Water softener
- 6 outdoor parking spaces

The combination of these features provides a modern and comfortable living environment, with particular attention to energy efficiency.

The outdoor swimming pool extends the living space and provides an ideal setting for enjoying the property during the warmer months.

A Residential Location Between Lake and Mountains

Located in Collombey-Muraz, the property enjoys a residential setting while remaining close to the amenities required for everyday life.

Schools, shops, public transport and major road connections are easily accessible.

The location also provides quick access to Villeneuve and the Vaud Riviera, as well as the Port-Valais and Chablais areas.

Technical Information

Usable floor area Approx. 450 m²

Building volume Approx. 2,000 m³

Year of construction 2023

Number of floors 1

Heating Heat pump

Heat distribution

Underfloor heating

Energy production Solar panels

Energy storage 30 kWh battery

Swimming pool Outdoor

Parking spaces 6 outdoor spaces

A Property That Adapts to Your Plans

More than simply a large family home, this property combines generous living space, independence and multiple possibilities for use within a single real estate holding.

A configuration that can accommodate both an ambitious family project and a long-term property investment strategy.

For further information or to arrange a private viewing, STEXIMO remains at your disposal.

CONTACT FOR VISITING

Steximo SA (en constitution)

Mr. Giovanni Ruggiero

E-mail : gr@steximo.ch

Tel. : 0796035667

CHARACTERISTICS

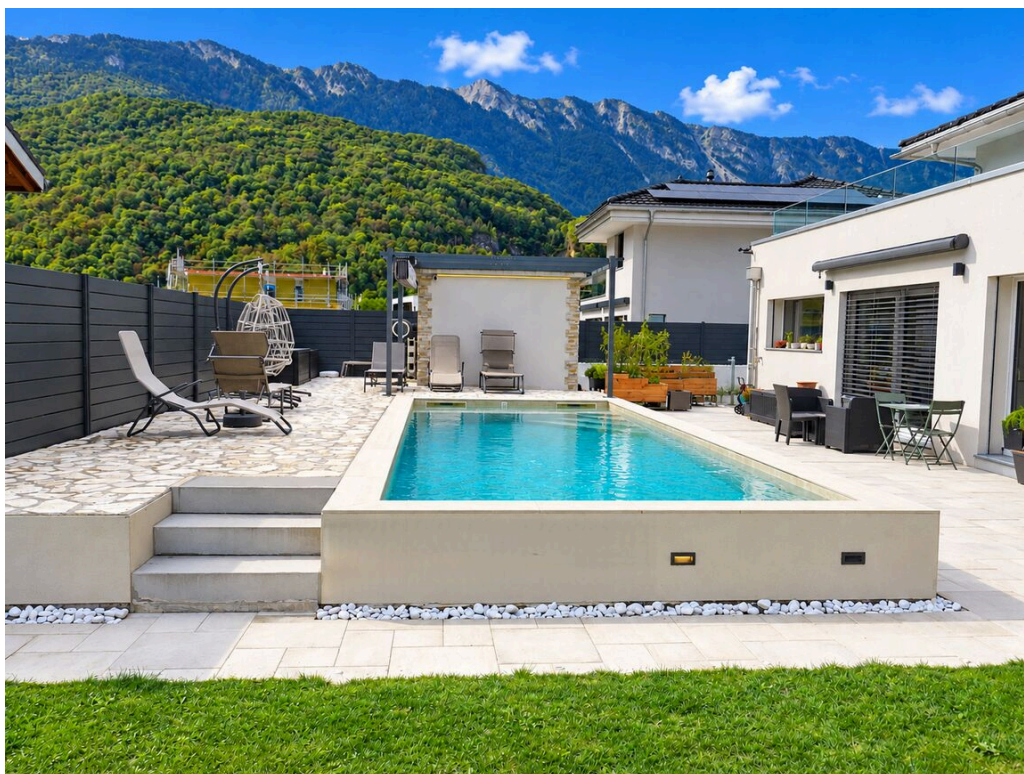
CH-1868 Collombey | Route de la Fin 47/A | **CHF 2,650,000.-**

CHARACTERISTICS

Availability	To agree	Charges	CHF 10,000.- (Individual)
Type	Row house	Year of construction	2023
Reference	6213409	Latest renovations	2026
Rooms	15	Ground surface	906 m²
Bedrooms	10	Useful surface	450 m²

EXTERIOR VIEW







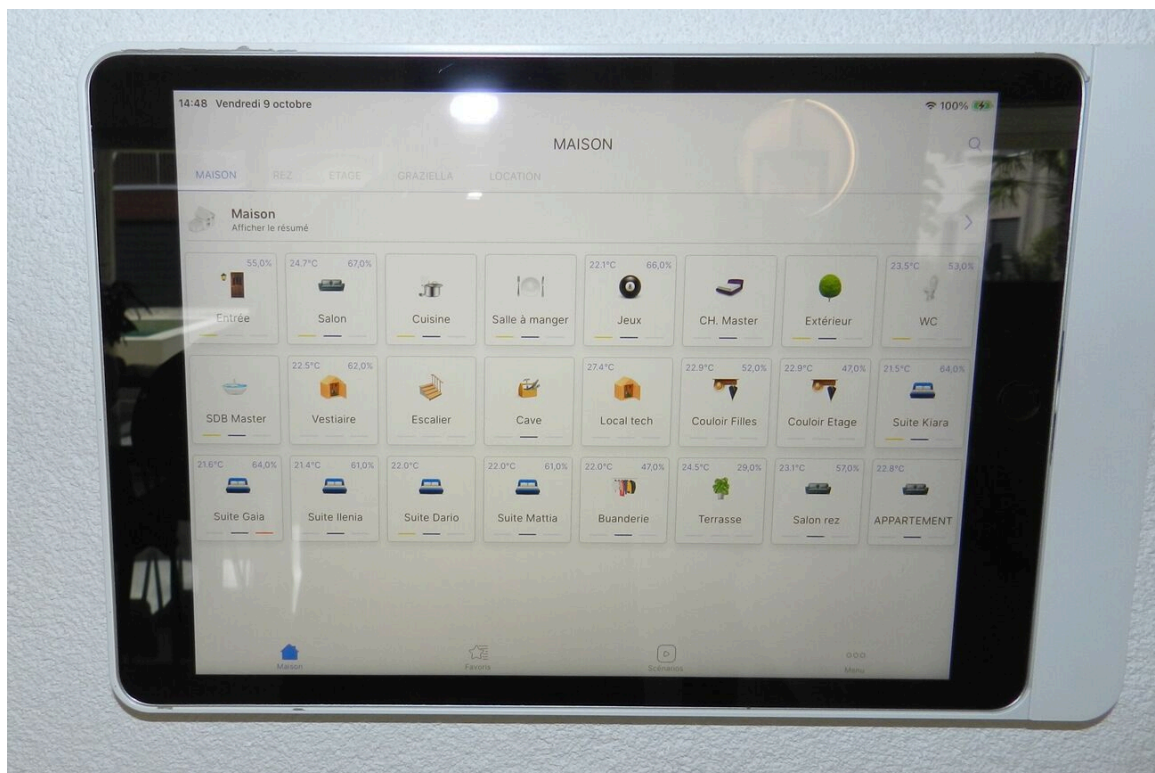
Terrasse-Villa 47A



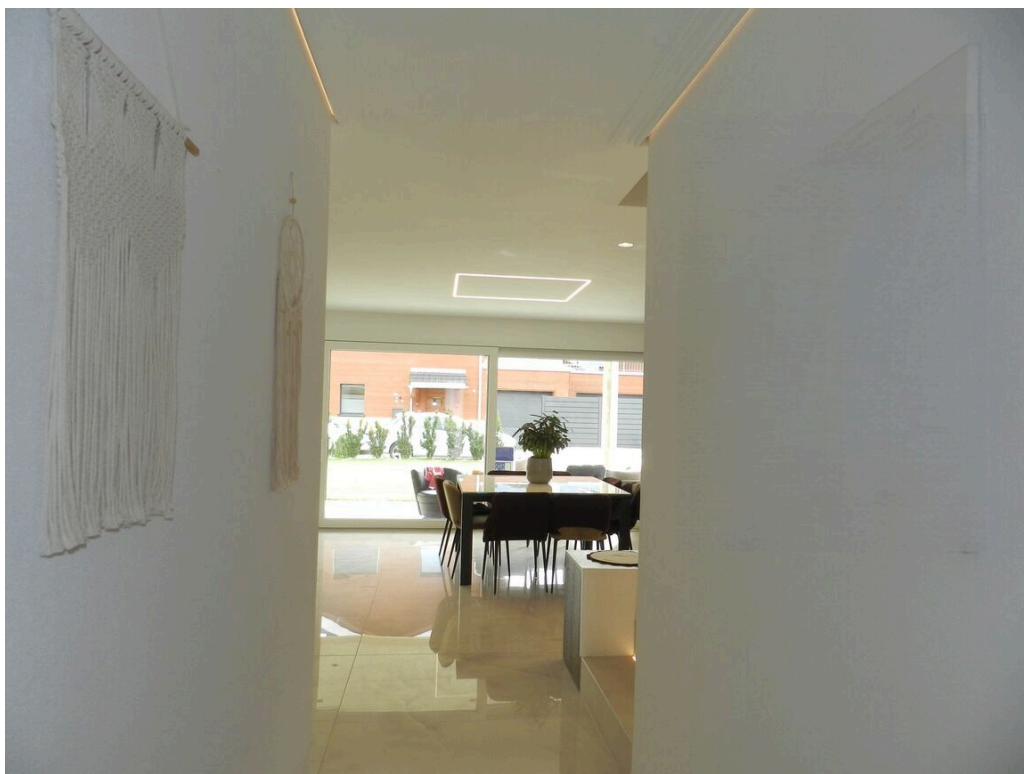
Coin barbecue

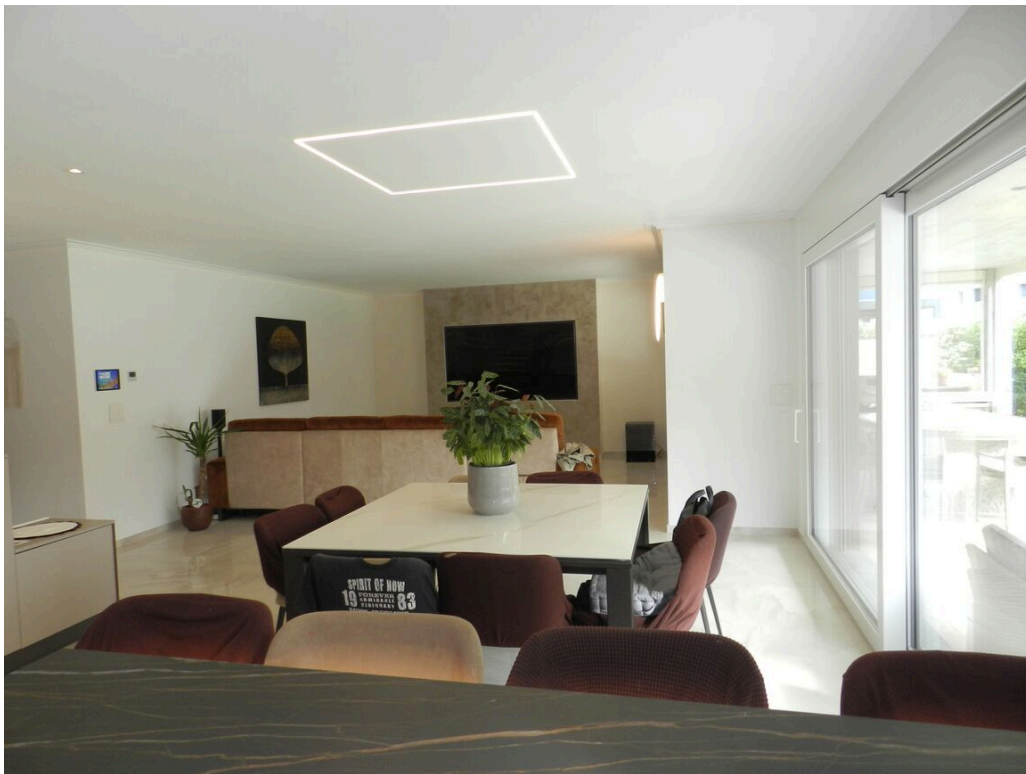
INTERIOR VIEW

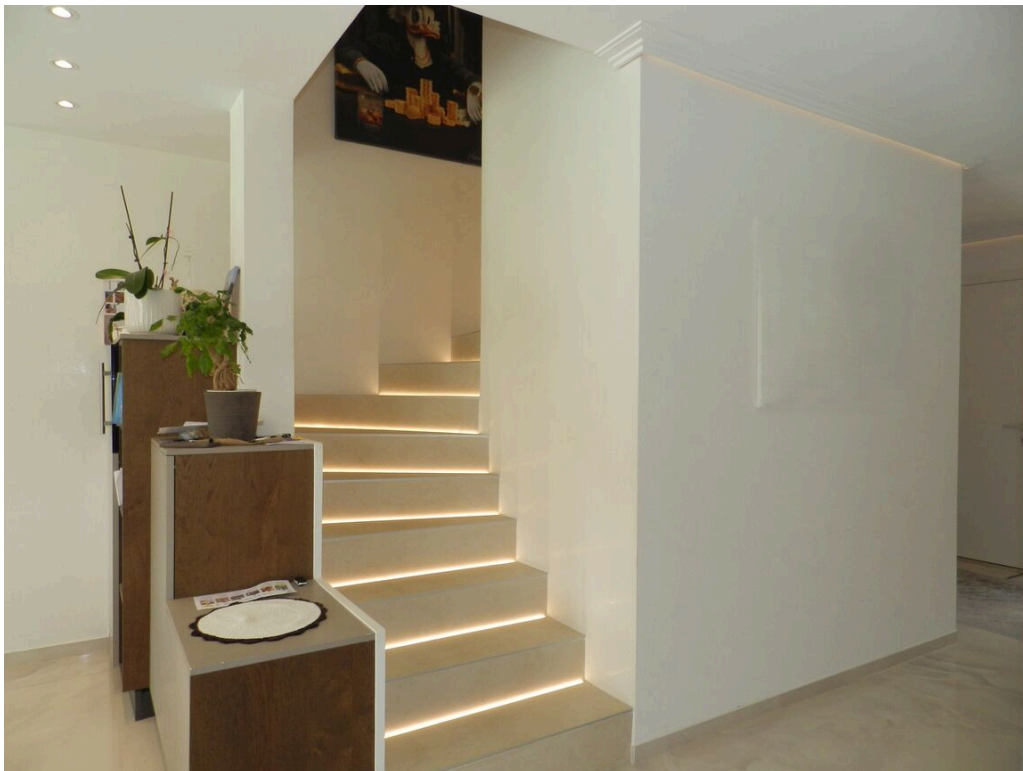




Logiciel de gestion villa











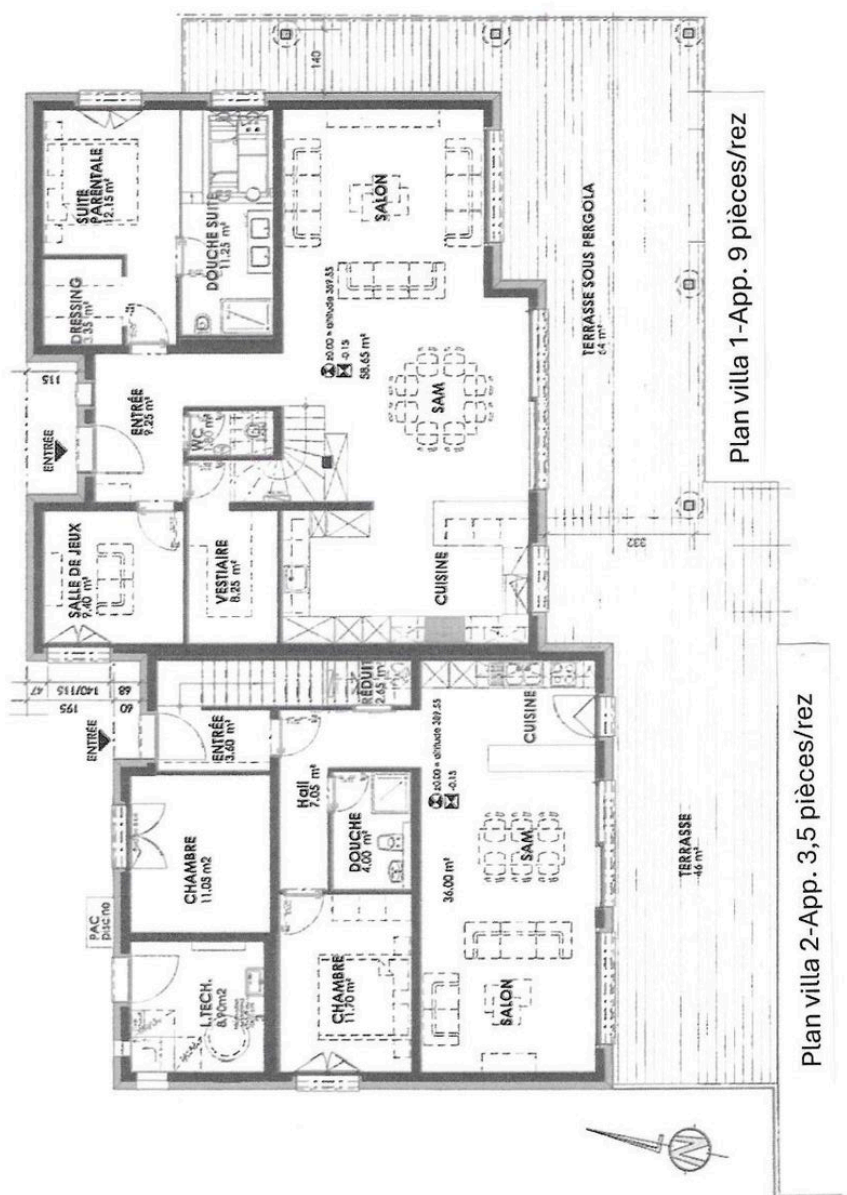
STEXIMO
+
SWISS TRANSACTIONS &
ESTIMATIONS IMMOBILIÈRES



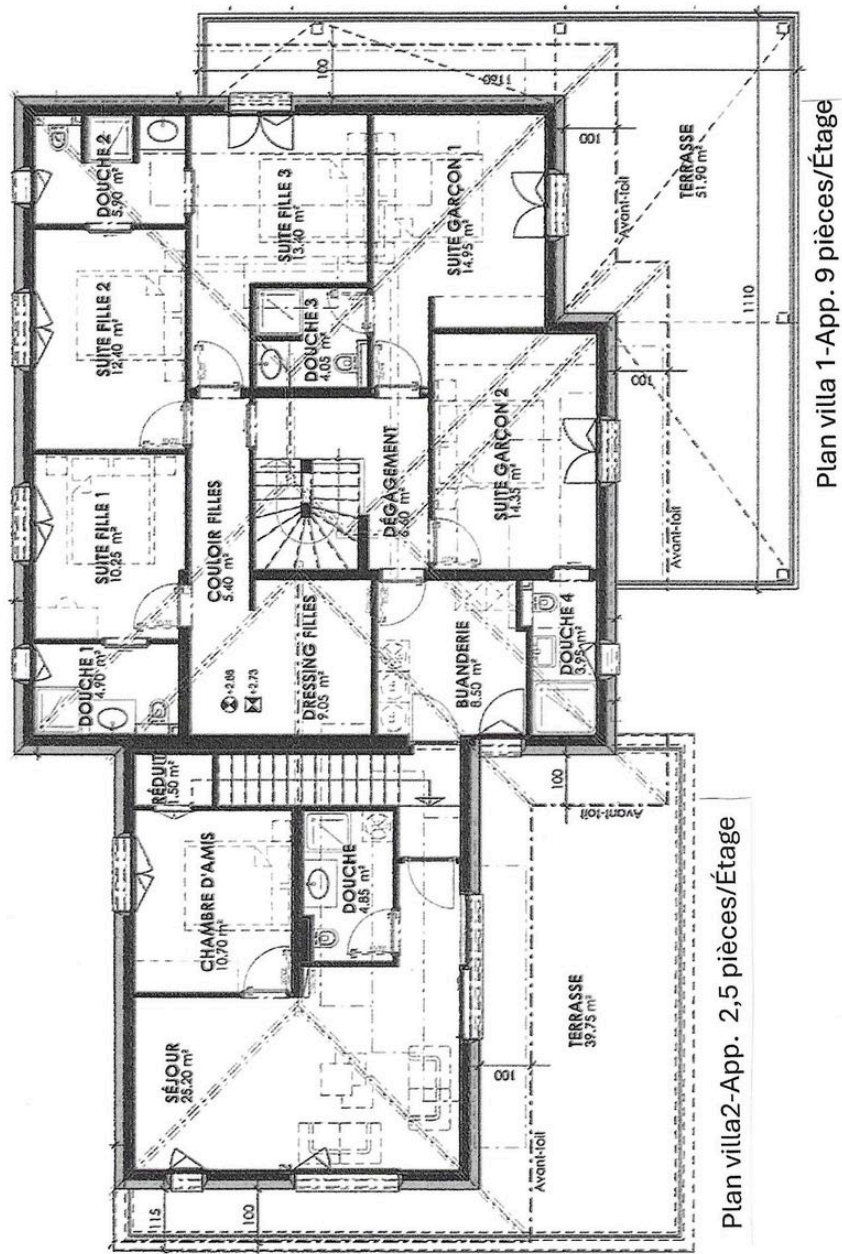


Local Buanderie-Villa 47A

PLAN



Rez-Villa 47A+B



Étage-Villa 47A+B