



LE PALLADIO

C O N T H E Y



Switzerland

Sotheby's
INTERNATIONAL REALTY

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The Commune

Conthey, located in the heart of the Valais, harmoniously combines village life with modern dynamism. The commune enjoys a pleasant living environment, between vineyards, mountains and the Rhone plain, fostering a warm and welcoming community spirit. Families will find it an environment in which they can flourish, with quality schools well-spread throughout the commune, from nursery school through to cycle d'orientation.

Everyday life in Conthey is made easier by a wide range of shops, from small convenience stores to the big names in the Conthey Centre shopping zone, one of the largest in French-speaking Switzerland. This blend of authenticity and modernity makes Conthey a great place to live, grow up and get involved in local life.



Bus stop 5 min walk



All amenities nearby



Railway station in the heart of the village



The Project

Discover **Le Palladio**, an exceptional project ideally located in Conthey!

Comprising two buildings (A and B), Le Palladio offers 50 apartments from 1.5 to 4.5 rooms, designed for optimum living comfort.

Some spectacular penthouse apartments are still available!

- Spacious attics (loft or 4.5-room) ranging from 105 m² to 147 m².
- Modular terraces from 45 m² to 72 m².
- Full-height panoramic glazing (2.50 m), with no external walls, for maximum brightness
- Breathtaking views of Conthey, the Valais and Bernese Alps, the castles of Sion and the Rhone Valley

- Absolute peace and quiet and plenty of sunshine all day long

Just a 2-minute walk from schools, shopping centers, sports and cultural facilities, public transport and Conthey's many cafés and restaurants, Le Palladio combines tranquility and proximity.

Investors welcome: these apartments are easy to rent and offer excellent returns.



Modern and contemporary architecture



Close to all amenities



Located in a residential area



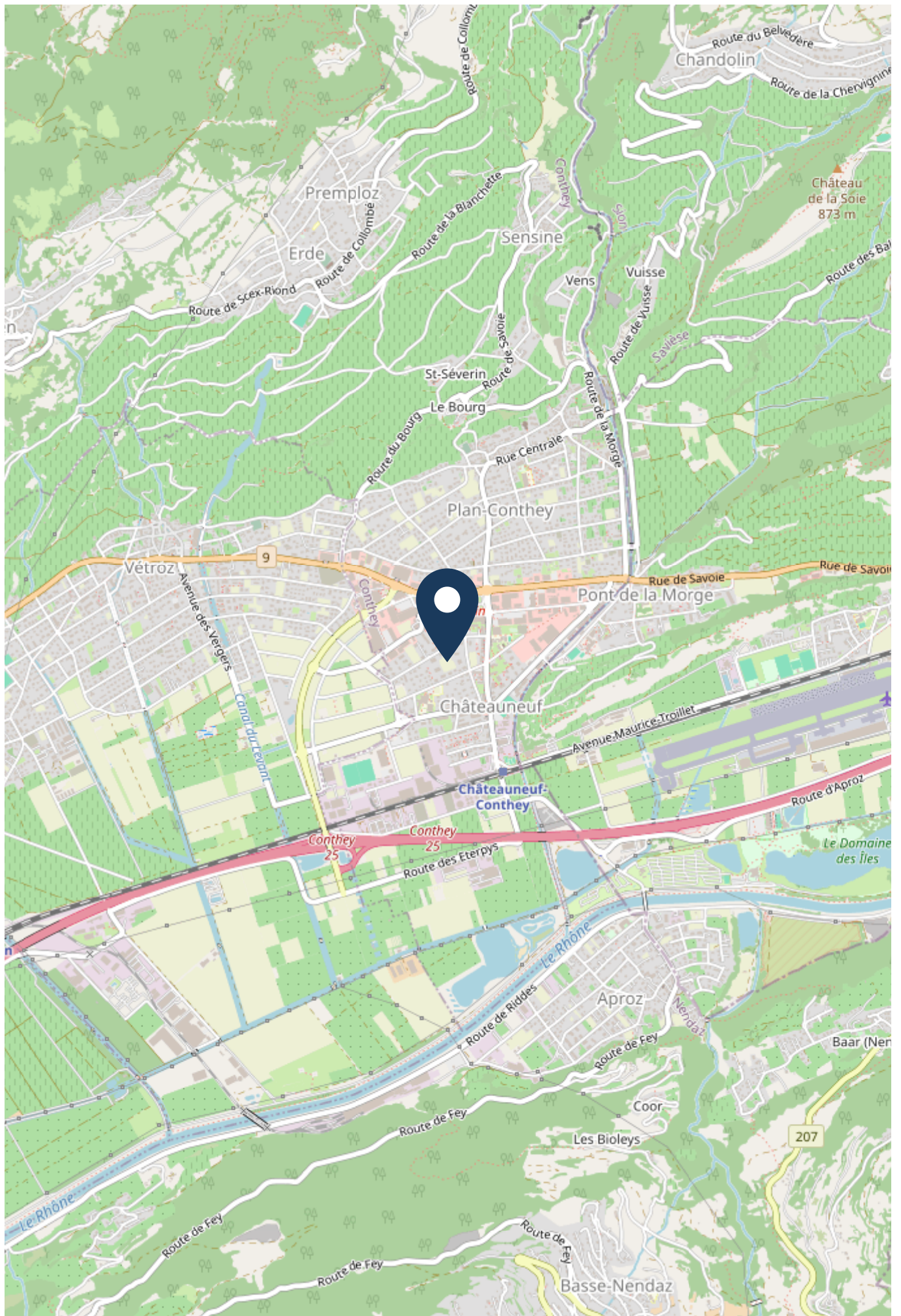
Situation

Located in the heart of central Valais, Conthey lies on the right bank of the Rhône, just a few minutes from the city of Sion. Nestled between wine-growing plains and mountains, the town enjoys a pleasant natural setting and an ideal location for residents and visitors alike.

Conthey is easily accessible by road via the A9 freeway, which links it directly to the major Swiss centers. The Conthey/Sion-Ouest exit takes you to Lausanne in around 1h15 and to Geneva in less than 2 hours. Conthey is also home to a railway station, offering numerous rail links to the country's major cities. A regional bus network serves Conthey and its hamlets, ensuring smooth mobility even without a car. Thanks to its central location and excellent road and rail links, Conthey is an ideal base in the Valais. Your children will be able to walk everywhere without risk, thanks to the 30 km/h zone on the Route d'Antzère and the school guards in the "Le Bassin" residential area.

Sion city center, the freeway, the airport and the major ski areas of central Valais - Verbier, Haute-Nendaz, Veysonnaz, Thyon 2000, Crans-Montana and Anzère - are all within easy reach. In 20 minutes you'll be at Lake Geneva or on your way to Italy or France.

				
Airport	0 m	-	-	-
Bank	0 m	-	-	-
Gondola lift / ski lift	0 m	-	-	-
Highway	0 m	-	-	-
Nursery school	0 m	-	-	-
Post	0 m	-	-	-
Primary school	2.1 km	42 min	21 min	7 min
Public transport	258 m	9 min	9 min	2 min
Restaurants	251 m	9 min	9 min	2 min
Secondary school	0 m	-	-	-
Shops	213 m	4 min	4 min	1 min
Station	0 m	-	-	-



Construction

This real estate program has been designed in accordance with current construction standards, incorporating an earthquake-resistant structure and full accessibility for people with disabilities.

Each home is fully equipped to the highest standards, at no extra cost.

Thermal comfort is assured all year round thanks to a 100% environmentally-friendly heating system, combining a heat pump and photovoltaic panels to reduce heating costs. In summer, a reverse-cooling system and environmentally-friendly air conditioning ensure a pleasant temperature.

Budgets are available on request.



Quality materials



Photovoltaic panels



Heat pump



Galerie



Galerie



Technical data

Equipment

- Shell-based construction
- Outdoor Lighting
- Shower
- Kitchen
- Oven
- Freezer
- Electric Blind
- Interphone
- Water Supply
- Kitchen Island
- Cooker
- Induction Cooker
- Fridge
- Internet
- Concierge
- Home Automation
- Power Supply
- Building Land Connected
- Electric vehicle charging station
- Wi-Fi
- Photovoltaic system
- American-style fridge

Sight

- Valley view
- Distant view
- Beautiful
- Impregnable
- Alps
- Unobstructed
- Mountain
- Garden view
- Park view

Proximity

- Tennis Center
- Concert Hall
- Close to doctor
- Green
- Post
- Play area
- School Nursery
- School secondary
- Ski Station
- Bike track
- Shops
- Bank
- Restaurant
- Children friendly
- Creche
- School Primary
- Sport Center
- Ski
- Hiking Trail
- Religious monuments
- Fog-free
- Nearby pharmacy
- Flat land
- Near a residential area

Exterior

- Shared garden
- Balcony
- Terrace
- Peace
- Covered Parking
- Greenery
- Parking
- Storage room
- Traditional solid construction
- Carport
- Land
- Visitor parking spaces

Interior

- Handicap Friendly
- Open Kitchen
- Separated Lavatory
- Dressing
- Skylights
- Lift
- Bath
- Guest Lavatory
- Cellar
- Unfinished
- Builtin Closet
- Climat
- Glazing
- Bright
- Front Rear View
- Visitor parking spaces
- Access to indoor heating
- Smart thermostat
- Natural light

Ground

- Tiles

State

- New

Exposure

- Nord
- East
- Sud
- West

Sunshine

- Optimal
- All Day

Style

- Modern

Miscellaneous

- Other full finishes

Contact



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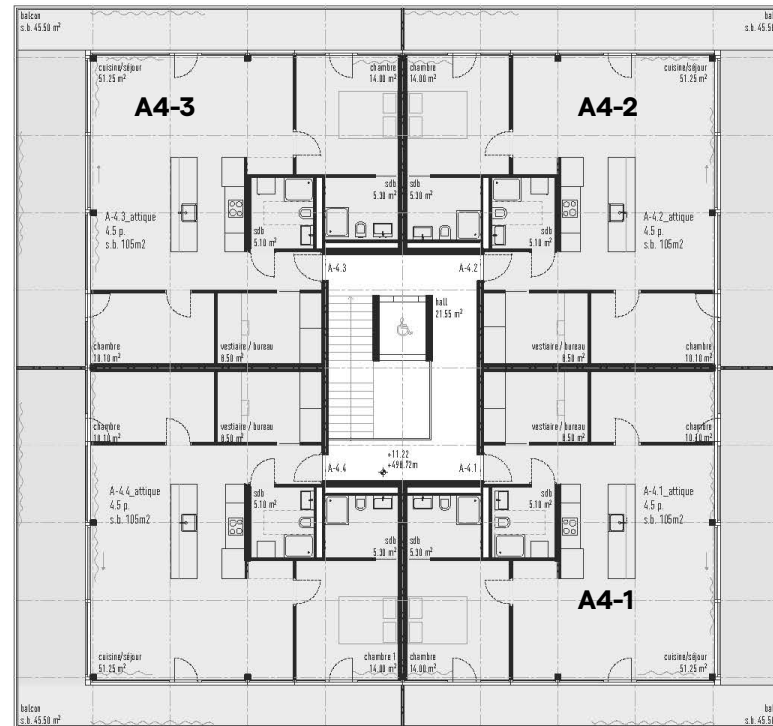
www.switzerland-sothebysrealty.ch

www.conthey-palladio.ch



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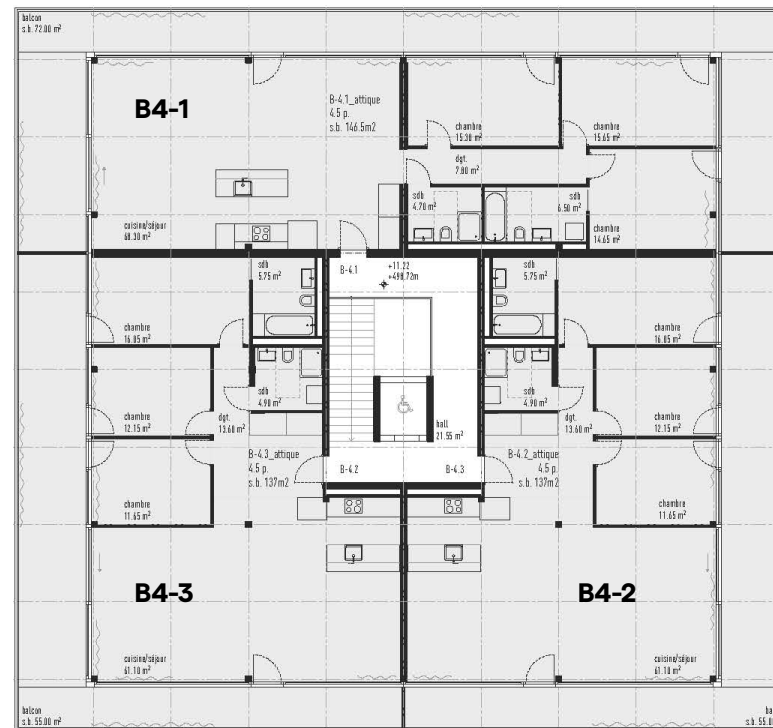


Lot	Nombre de pièces	Orientation	Surface brute	Surface totale	Balcon
A4-1	4.5	S - O	105 m ²	150 m ²	45.50 m ²
A4-2	4.5	S	105 m ²	150 m ²	45.50 m ²
A4-3	4.5	S - E	105 m ²	150 m ²	45.50 m ²



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Lot	Nombre de pièces	Orientation	Surface brute	Surface totale	Balcon
B4-1	4.5	S - O	146.50 m ²	218.50 m ²	72 m ²
B4-2	4.5	S	137 m ²	192 m ²	55 m ²
B4-3	4.5	S - E	137 m ²	192 m ²	55 m ²