



## **2.5-ROOM LUXURY APARTMENT WITH FIREPLACE - 62 M<sup>2</sup> RENOVATED AND LARGE BALCONY!**

Rue du Pas de l'Ours 15 | 3963 Crans-Montana | Reference : 5875059

**CHF 845,000.-**

## TABLE OF CONTENTS

Description page	3
Page location and distances	4
Detailed characteristics and conveniences	5
Big pictures	7

## 2.5-ROOM LUXURY APARTMENT WITH FIREPLACE - 62 M<sup>2</sup> RENOVATED AND LARGE BALCONY!

CH-3963 Crans-Montana | Rue du Pas de l'Ours 15 | **CHF 845,000.-**



A rare and luminous alpine pied-à-terre

Located on the 5 floor of a well-maintained residence at Rue du Pas-de-l'Ours 15 in Crans-Montana, this magnificent 62 m<sup>2</sup> 2.5-room apartment was completely renovated in 2019 with contemporary materials and meticulous finishes.

Available as a second home, it represents a particularly attractive opportunity in such a sought-after resort.

Its south-facing aspect, vast 19 m<sup>2</sup> balcony and functional fireplace create a warm, elegant atmosphere, ideal for enjoying the mountains to the full whatever the season.

### Distribution

The entrance leads to a beautiful, bright living room benefiting from optimal sunlight thanks to its location on a high floor.

The living room is enhanced by a functional fireplace, bringing charm and conviviality to winter evenings. It opens directly onto the 19 m<sup>2</sup> south-facing balcony, a true extension of the apartment.

The kitchen, completely renovated in 2019, offers a modern, harmonious layout.

### CHARACTERISTICS

Reference: **5875059**

Type: **Apartment**

Availability: **01.04.2026**

Rooms: **2.5**

Bedroom: **1**

Location floor: **5th floor**

Living area: **~ 57 m<sup>2</sup>**

Year of construction: **1970**

Latest renovations: **2019**

Heating types: **Gas, Wood**

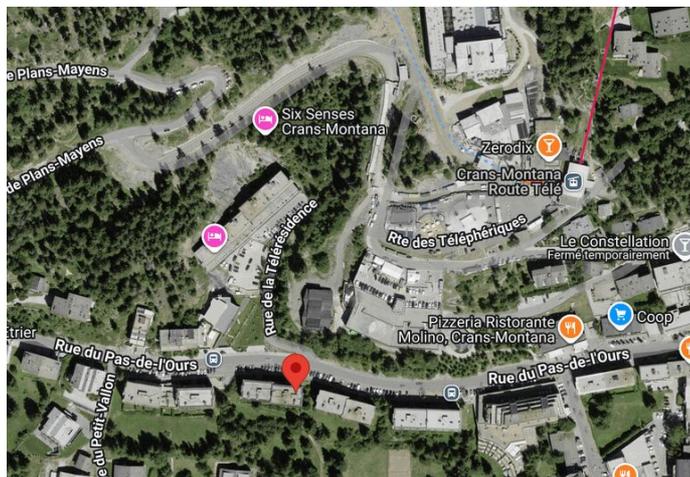
Domestic water heating system: **Gas**

Heating installations: **Floor, Chimney**



## LOCATION

CH-3963 Crans-Montana | Rue du Pas de l'Ours 15 | **CHF 845,000.-**



Public transports

68 m

1 min.

1 min.

-

Stores

253 m

4 min.

4 min.

1 min.

Restaurants

175 m

3 min.

3 min.

-

## CHARACTERISTICS

CH-3963 Crans-Montana | Rue du Pas de l'Ours 15 | **CHF 845,000.-**

### CHARACTERISTICS

Availability	<b>01.04.2026</b>	Latest renovations	<b>2019</b>
Type	<b>Apartment</b>	Heating types	<b>Gas, Wood</b>
Reference	<b>5875059</b>	Heating installations	<b>Floor, Chimney</b>
Second home	<b>Authorized</b>	Domestic water heating system	<b>Gas</b>
Sale to persons abroad authorized	<b>Yes</b>	Condition of the property	<b>Very good</b>
Rooms	<b>2.5</b>	Standing	<b>Upmarket</b>
Bedroom	<b>1</b>	Living area	<b>~ 57 m<sup>2</sup></b>
Number of toilets	<b>1</b>	Balcony surface	<b>~ 19 m<sup>2</sup></b>
Location floor	<b>5th floor</b>	PPE charges	<b>CHF 7,500.-/year</b>
Year of construction	<b>1970</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Village
- Shops/Stores
- Bus stop
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Theatre
- Hospital / Clinic
- Doctor

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

#### INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Ski storage
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Washing machine
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

VIEW

- Nice view
- Forest
- Mountains
- Alps

STYLE

- Modern

## INTERIOR VIEW









