



Estic SA



Objet rare

Villa sur Martigny la vallée

For Sale : CHF 12'000.-



Martigny CH-1920

Rue de la grue 05



240m²



240m²



12



2



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Construction

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Basement

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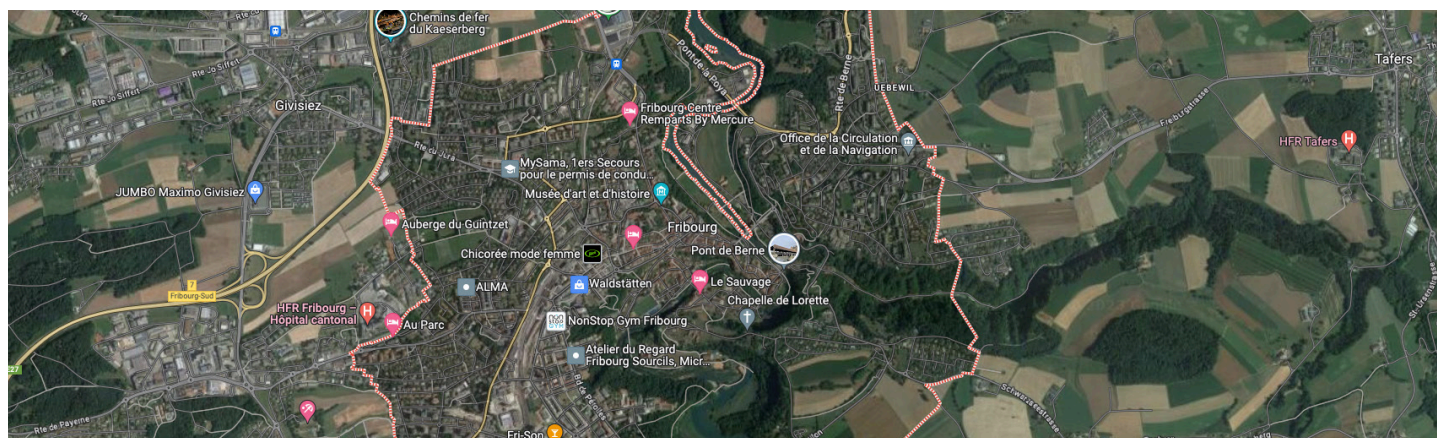
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First Floor

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Location	Distance	On foot	Transport	Car
Train station	2000 m	10 min.	10 min.	10 min.
Public transports	150 m	20 min.	5 min.	5 min.
Primary school	300 m	5 min.	10 min.	20 min.
Stores	500 m	20 min.	20 min.	10 min.
Freeway	500 m	10 min.	5 min.	45 min.
College	1000 m	22 min.	20 min.	10 min.
Airport	2000 m	20 min.	5 min.	20 min.
Nursery school	300 m	20 min.	10 min.	10 min.
High school	150 m	10 min.	20 min.	20 min.
Cable car	300 m	45 min.	22 min.	45 min.



Location

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Municipality

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Shops/stores

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Public transport

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Référence	AA.10	Year of construction	2016
Number of parts	5.5	Batch	1
Number of toilets	2	Appendix	inclus
Living area	300 m ²		
Terrace surface	500 m ²		
Heating installation	Sol/radiateur		
Energy efficiency	B		
Number of units	12		
Basement	2		
Number of washrooms	300 m ²		
Living area	500 m ²		
Terrace surface	100 m ²		
Heating installation	Sol/radiateur		
Located in the	Rez-de-chaussée		
Availability	A convenir		
Altitude	150 m		

Object's price	CHF 7'000.- /mois
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Number of parkings Interior (non incl.)	1x
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Total Price	CHF 7'100.- /mois
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Charges	CHF 100.- /mois
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Exterior (incl.)	2x
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Neighbourhood

Number of parts	Freeway entrance/exit
Station	Restaurant(s)
Nursery/Childcare	Freeway entrance/exit
University	Primary school
Hiking trails	Close to a golf course
Bus stop	Primary school

Inside conveniences

Terrasse	Nursery/Childcare
Train station	University

Floor

Terrasse	Nursery/Childcare
Hiking trails	Bus stop
Train station	University

Outside conveniences

Terrasse	Nursery/Childcare
Train station	University

Floor

Terrasse	Nursery/Childcare
Hiking trails	Bus stop
Train station	University
Terrasse	Nursery/Childcare
Hiking trails	Bus stop
Train station	University

Outside conveniences

Terrasse	Nursery/Childcare
Train station	University

Equipment

Number of parts	Freeway entrance/exit
Train station	Restaurant(s)
Nursery/Childcare	Freeway entrance/exit

Inside conveniences

Terrasse	Nursery/Childcare
Train station	University

Floor

Terrasse	Nursery/Childcare
Hiking trails	Bus stop
Train station	University
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Outside conveniences

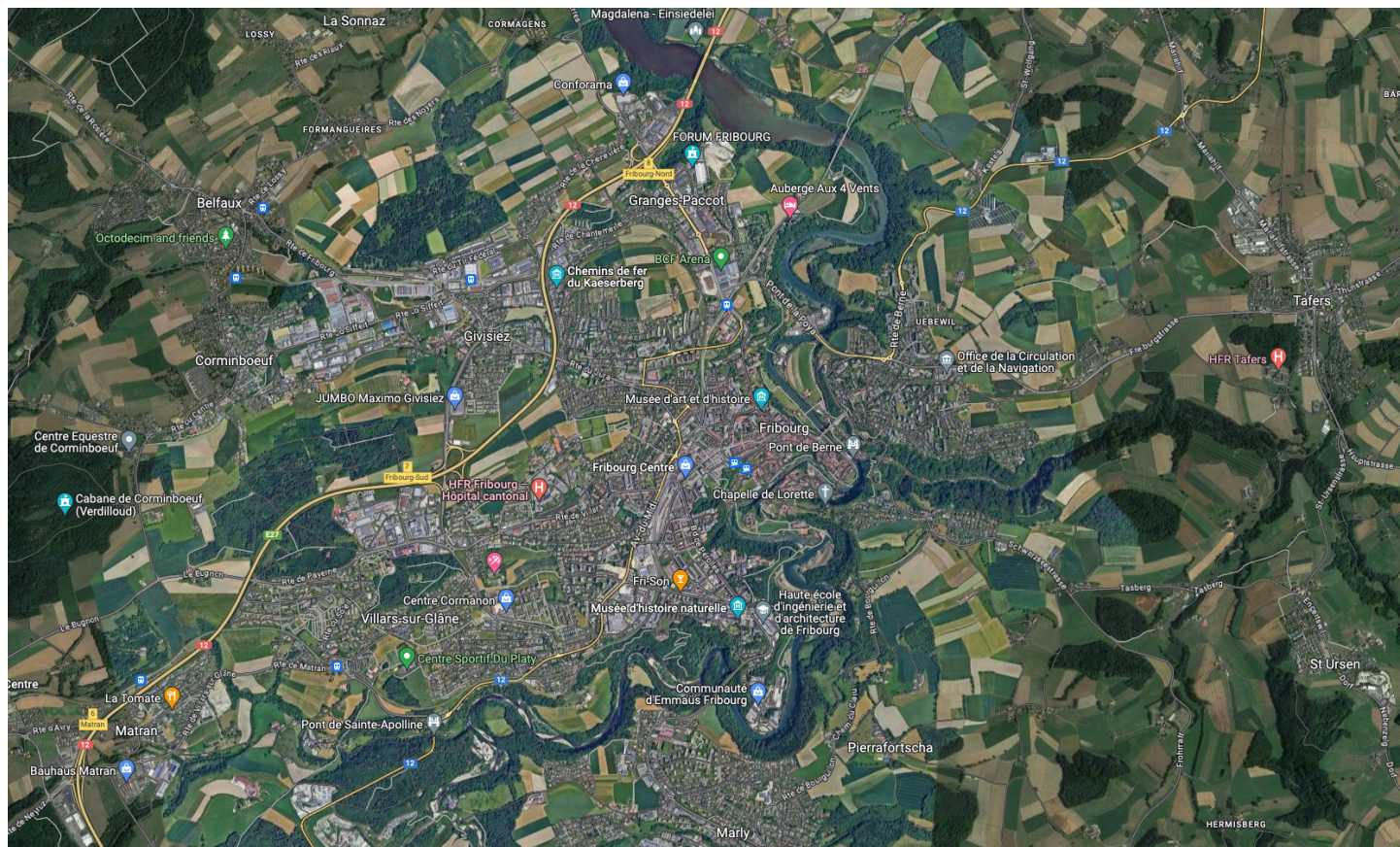
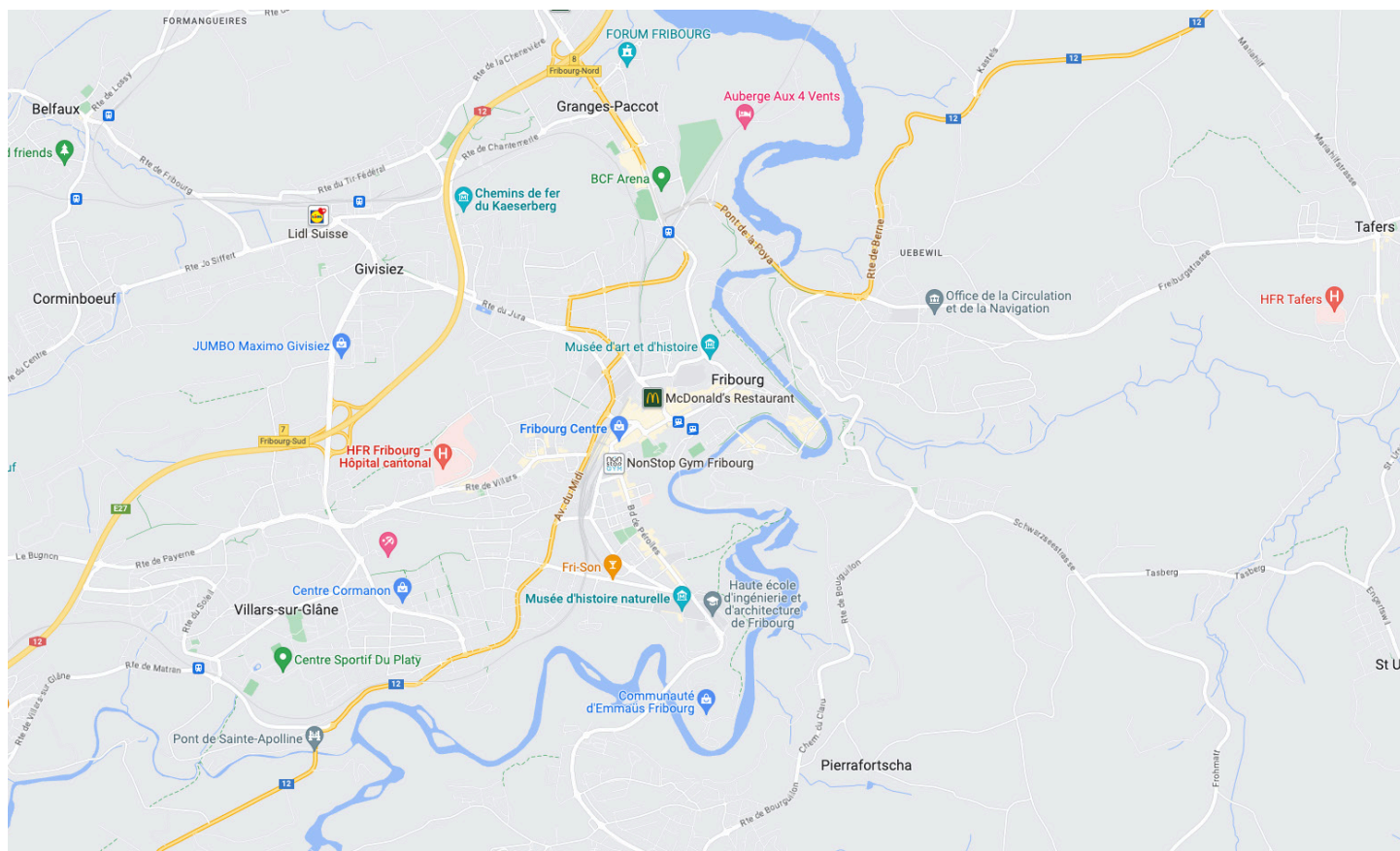
Terrasse	Nursery/Childcare
Train station	University



Living room



Cosy details



Financing

Purchase
CHF 900'000.-

Mortgage
CHF 702'000.-

Equity capital (22%)
CHF 198'000.-

2nd rank mortgage
(-2%)
CHF -18'000.-

1st rank mortgage
(80%)
CHF 720'000.-

Financial capacity

Purchase
CHF 900'000.-

Theoretical monthly
expenses (31.75%)
CHF 900'000.-

Price

Item price		CHF 900'000.-
Frais d'acquisition	4.50 %	CHF 40'500.-
Acquisition costs	1.20 %	CHF 10'800.-
Creation fees mortgage certificate	1.30 %	CHF 9'126.-
Life annuity package		CHF 0.-
Total acquisition		CHF 960'426.-

Annual expenses

Mortgage interest 1st rank	1.30 %	CHF 9'126.-
Mortgage interest 2nd rank	1.30 %	CHF 9'126.-
Mortgage interest	1.30 %	CHF 9'126.-
Amortization of 1st mortgage	1.30 %	CHF 9'126.-
Amortization of 2nd mortgage	1.30 %	CHF 9'126.-
Total mortgage amortization	1.30 %	CHF 9'126.-
Operating/maintenance expenses		CHF 3'960.-
Total expenses		CHF 3'960.-
Total per year		CHF 18'531.-
Total per month		CHF 1'544.-



Broker

lcommit@estic.ch

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Notes

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