

HAUTE-NENDAZ



Customizable apartment just a stone's throw
from the ski lifts

CHF 998'000.-



4.5



3



~125 m²

n° ref.

5571709_042979



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SITUATION AND DESCRIPTION

Nested in the heart of the Haute-Nendaz resort, this 4.5-room, walk-through apartment embodies the perfect balance between privileged location and absolute comfort.

More than just an apartment, this is a true mountain residence located on the first floor, designed as a unique living space, turned towards the outdoors and benefiting from exceptional luminosity.

Just a few steps from the gondola lift, this property offers immediate access to the slopes and the resort's activities, while guaranteeing calm and serenity.

The generous volumes and the through-configuration promise a warm atmosphere, where every space has been designed to maximize natural light and views of the mountain environment.

The space is currently unfinished, offering the unique opportunity to finalize the finishes according to your personal tastes. From the choice of noble materials to bespoke fittings, every detail can be customized to create an interior that's just like you.

The ideal layout includes a spacious living room, an open kitchen, a master bedroom with en suite bathroom and two additional bedrooms, forming a harmonious and functional whole.

Between standing, tranquility and a strategic location in the heart of Haute-Nendaz, this rare property is aimed at lovers of authenticity and comfort wishing to settle in a privileged living environment, just a stone's throw from all amenities and ski lifts.

Secondary residence and sale to foreigners authorized (LFAIE), in accordance with current

www.switzerland-sothebysrealty.ch

legislation

SURFACES

Living area	~ 125 m ²
Weighted Surface	~ 130 m ²
Balcony Surface	~ 10 m ²
Net ground floor surface	~ 125 m ²
Ceiling height	~ 2.48 m

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	4
Number of toilets	4
Number of levels	1
Number of balcony	1
Location floor	Ground floor

DISTANCES

Station	7035 m
Public transports	109 m
Nursery school	54 m
Primary school	3382 m
Secondary school	1514 m
Secondary II school	1514 m
College / University	7090 m
Stores	135 m
Cable car	423 m
Airport	4509 m
Post office	125 m
Bank	133 m
Hospital	437 m
Restaurants	30 m
Park / Green space	143 m

DISTRIBUTION

Master bedroom with dressing room and en suite bathroom
2 bedrooms
2 bathrooms 2 separate wc
Open kitchen
Economat
Living and dining room
Balcony



LOCATION

At the heart of the haute-nendaz resort

CONSTRUCTION

Full construction description available on request.

INFORMATION

Number of floors	5
Year of construction	1979
Number of flats	3
Basement	1
Year of restoration	2025
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Heat pump, Air to water heat pump

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Fog-free
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Public swimming pool
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool

- Ski lift
- Cross-country ski trail
- Hiking trails
- Concert hall
- Religious monuments
- Doctor
- Heavy vehicles access

OUTSIDE CONVENIENCES

- Balcony/ies
- Bench
- Quiet
- Greenery
- Parking
- Visitor parking space(s)
- From road
- Ground level access

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Unfurnished
- Built-in closet
- Connected thermostat
- Heating Access
- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- With character

FINANCIAL DATA**Price**

CHF 998'000.-

Availability

To be discussed

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- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Shower
- Bath
- Phone
- Cable/TV
- Internet connection
- Water supply
- Power supply
- Gas supply
- Waste water connection
- Building land connected
- Shell construction
- full finishing

FLOOR

- At your discretion
- Flat

CONDITION

- New
- To build
- In renovation

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- With an open outlook
- Rural
- Stream
- Garden
- Park
- Fields
- Forest
- Mountains
- Alps

STYLE

- Modern



Layout proposal 2