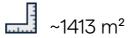
SORNARD (NENDAZ)



Large building plot in the heart of a residential area

CHF 636'000.-



n° ref. **044627**



Switzerland | Sotheby's International Realty Avenue de la Gare 46B, 1920 Martigny

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SITUATION AND DESCRIPTION

Exclusivity Switzerland Sotheby's International Realty

Located in the commune of Nendaz, in a residential area in the heart of Sornard, this plot of 1,413 m2 in one piece offers a great opportunity for the construction of a beautiful villa or chalet as a main residence.

Located less than 20 minutes by car from Sion and 5 minutes from the resort of Haute-Nendaz, this magnificent parcel offers breathtaking panoramic views over the entire Rhone valley. Its location suffers from no nuisance and offers plenty of comfort.

Advantages:

- Accessible all year round
- Equipped plot

- Stunning views of the Rhone valley
- Near Sion
- Beautiful sunshine
- Direct access to the communal road

Technical features:

- Ibus: 0.5
- Potential of 706 m2 floor area
- Dividable plot
- Maximum height: 9 meters
- Distance to boundary: 1/3 of the height of each facade, minimum 4m
- 3 dwellings max
- 2 or 4-panel roof

SURFACES

Surface of parcel ~ 1413 m²

CARACTERISTICS

Equipped Yes
Number of parcels 1
Price/m² CHF 450.-/m²
Sale to persons abroad
authorized

DISTANCES

Public transports 168 m
Primary school 2424 m
Stores 501 m
Restaurants 514 m

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Preschool
- Primary school
- Tennis centre
- Ski resort
- Hiking trails
- Bike trail
- Soccer pitch
- Concert hall
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Quiet
- Greenery

EQUIPMENT

• Building land connected

FLOOR

Soil

• Steep

ORIENTATION

- North
- East

EXPOSURE

- Good
- All day

VIEW

- Far view
- Valley view
- Unobstructed
- Panoramic
- Forest
- Mountains

FINANCIAL DATA

Price Availability CHF 636'000.-

To be discussed

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