

## SORNARD (NENDAZ)



Large building plot in the heart of a residential  
area

**CHF 636'000.-**



~1413 m<sup>2</sup>

n° ref. **044627**



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Switzerland

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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 m<sup>2</sup> 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 m<sup>2</sup> 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

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## **SURFACES**

Surface of parcel ~ 1413 m<sup>2</sup>

## **CHARACTERISTICS**

Equipped	Yes
Number of parcels	1
Price/m <sup>2</sup>	CHF 450.-/m <sup>2</sup>
Sale to persons abroad authorized	No

## **DISTANCES**

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

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## 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**

**CHF 636'000.-**

**Availability**

To be discussed

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