

DORÉNAZ



Individual chalet in an idyllic setting

Price upon request

Annexe(s) and parking place(s) included



3.5



2



~93 m²

n° ref.

5460734_032859



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Switzerland

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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY !

In the heart of the small village of Champex-d'Alesse, in a bucolic environment, discover this charming property of about 93 m² living space erected on a plot of almost 580 m²! The location is quiet, green and unoverlooked. What's more, Martigny is only 20 minutes away by car.

This property is easily accessible all year round, as the roads are cleared of snow by the commune. It's just a few minutes from the cable car linking Dorénaz several times a day with the two hamlets of Alesse and Champex.

Built in 1970, this chalet has benefited from numerous transformations in recent years, until 2021.

In addition to the soothing surrounding landscape,

you'll appreciate its two terraces as well as a sauna and Jacuzzi area on one of the terraces, allowing you to relax after a long day.

On the lower ground floor, you'll enjoy a carnotzet with bar and access to the cellar as well as an additional storage room. There are several terraces where you can enjoy the peace and quiet and the sublime mountain views.

Please note that the garden sheds, sauna, Jacuzzi and fitness equipment are sold with the property. 3 outdoor parking spaces complete this property.

Second home accepted, sale to foreigners authorized.

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SURFACES

Living area	~ 93 m ²
Surface of parcel	~ 579 m ²
Useful surface	~ 120 m ²
Total surface	~ 120 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of terraces	2
Year of construction	1970
Year of restoration	2021
Heating system	Electricity, Pellets
Domestic water heating system	Electricity
Heating installation	Radiator, Floor
Second home	Authorized
Outside parking place/s	3 included
Total nb. of parkings	3 included
Construction zone	Zone d'affectation différée
Altitude	1130 m
Annexe (Outbuilding)	included
Parking places	Yes, obligatory

ANNEXES

- 3 outdoor parking spaces

DISTANCES

Cable car	75 m
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DISTRIBUTION**Lower ground floor**

- Carnotzet with bar and access to the cellar
- Storage room

Upper ground floor

- Entrance through the open and fitted kitchen
- Dining area
- Living room with access to the outside
- Shower room/wc
- Bedroom en suite with Italian shower/wc

Under the roof

- Bedroom
- Office with built-in storage
- Living room with built-in storage



OUTSIDE CONVENIENCES

- Terrace with barbecue and pizza oven
- Covered terrace with bar
- Terrace with sauna, jacuzzi and storage rooms
- Parking spaces

NEIGHBOURHOOD

- Village
- Mountains
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Shed
- Storeroom
- Parking
- Jacuzzi
- Barbecue-chimney

INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Carnotzet
- Sauna
- Jacuzzi
- Built-in closet
- Swedish stove
- Double glazing
- Bright/sunny
- Mezzanine
- With character

EQUIPMENT

- Furnished kitchen

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Dishwasher
- Washing machine
- Dryer
- Shower
- Optic fiber
- Internet connection

FLOOR

- Tiles
- Laminated
- Carpet

CONDITION

- Good
- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- With an open outlook
- Forest

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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- Mountains







