

HÉRÉMENTENCE



Chalet de luxe - An exceptional property at
the gateway to the 4 valle

CHF 5'000'000.-

Parking place(s) included



8.5



5

n° ref. **044011**



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INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Situated at an altitude of 1,400 meters, this exceptional chalet enjoys a unique setting, between snow-capped peaks and unspoilt nature, just 2 minutes from the **4 Vallées** ski area. It embodies the perfect balance between modernity, comfort and authenticity.

With a generous **400 m²** of living space, spread over 3 levels, it offers impressive volumes and a warm, refined atmosphere. The **8.5 rooms** include a **spacious master suite** and **four other bedrooms**, with a total of **five shower rooms** and **two separate WCs**. Thought to welcome family and guests in absolute comfort, the chalet is also equipped with a **private elevator**, facilitating access to each floor.

On the well-being side, everything has been imagined to create a true cocoon of relaxation: with easy access to the baths, a **private fitness room** as well as a **fully**

equipped cinema room complete this extraordinary living space. Outside, a **30 m² terrace** and a **62 m² balcony** allow you to take full advantage of the exceptional panoramic views of the Alps.

The interior and exterior finishes are on a par with this rare property: elegant marriage of glass, wood and natural stone, stone roof and large picture windows bringing natural light into every room.

Located in a **forest strip**, this chalet enjoys a peaceful, overlooked environment, while remaining within easy reach of the amenities of the village of Hérémence and the slopes. It is offered **key in hand**, with the possibility of choosing the finishes to suit your desires. It comes with two covered parking spaces, and it is also possible to acquire additional parking spaces.

A rare property, combining **luxury, nature and**

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serenity, in one of Switzerland's most beautiful alpine locations.

SURFACES

Balcony Surface	~ 69 m ²
Terrace surface	~ 30 m ²
Surface ground floor	~ 400 m ²

CARACTERISTICS

Number of flats	1
Number of floors	3
Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	7
Number of toilets	7
Number of balcony	2
Number of terraces	1
Year of construction	2025
Heating system	Groundwater heat pump
Domestic water heating system	Groundwater heat pump
Heating installation	Floor, Stove, Chimney
Second home	Authorized
Inside parking place/s	2 included
Total nb. of parkings	2 included
Energy efficiency	A
Altitude	1213 m
Basement	1
Parking places	Yes, obligatory

DISTANCES

Station	6342 m
Public transports	379 m
Freeway	6757 m
Nursery school	804 m
Primary school	3621 m
Secondary school	6147 m
Secondary II school	6620 m
College / University	6210 m
Stores	4212 m
Cable car	353 m
Airport	6644 m
Post office	663 m

Bank	4308 m
Hospital	6703 m
Restaurants	533 m
Park / Green space	83 m

DISTRIBUTION**Ground floor**

- Entrance
- 3 bedrooms
- 3 bathrooms
- Technical room
- Fitness room
- Cinema room

1st floor

- Entrance
- Laundry / Storage
- WC
- Ski room
- Kitchen
- Dining room
- Living room
- Balcony

2nd floor

- Office
- WC
- Bedroom with bathroom
- Parent bedroom with balcony



LOCATION

The chalet is located at the heart of the **Dixence Resort**, a high-end complex nestled in Hérémence, at around **1'400 meters above sea level**.

This privileged residential sector enjoys a **dominant location**, with a **unobstructed 180° view** over the Valais Alps and the valley

On the immediate edge of **forested area**, the setting is both **calm, unspoilt and intimate**, far from any nuisance, yet easily accessible. The chalet is just a few minutes from the Thyon 2000 ski lifts, a resort linked to the **4 Vallées** ski area, one of the largest in Europe. It is also close to the center of the village of Hérémence, where you'll find shops, restaurants, ski schools and services.

The commune of Hérémence is linked to the Rhône plain in less than 25 minutes by car, providing rapid access to **Sion**, its airport, SBB station and A9 freeway.

CONSTRUCTION

This construction will respect the authenticity of the village and with an eye for detail, the facades will be in old wood, natural stone and rustic roughcast. The roof will also be in natural stone.

The house will benefit from triple glazing and a water-to-water heat pump, distributed through the floor. The blinds will be motorized for total comfort.

Budgets are already provided for, and finishes are at the purchaser's discretion.

Construction specifications are available on request.

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Public swimming pool
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Covered parking space(s)
- Public parking
- Visitor parking space(s)
- From road
- Built on a sloping hillside

INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing

- Pantry
- Wine cellar
- Ski storage
- Fitness room
- Home cinema
- Unfurnished
- Built-in closet
- Connected thermostat
- Heating Access
- Fireplace
- Swedish stove
- Triple glazing
- Natural light
- Penthouse
- Timber frame

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Wine cooler
- American Fridge
- Connections for washing tower
- Shower
- Bath
- Electric blind
- Alarm
- Interphone
- Code door
- Electric garage door

FINANCIAL DATA**Price**

CHF 5'000'000.-

Availability

To be discussed

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- full finishing

FLOOR

- At your discretion

CONDITION

- New
- To build

ORIENTATION

- South
- East

EXPOSURE

- Optimal

VIEW

- Clear
- Far view
- Valley view
- Unobstructed
- Panoramic
- Mountains
- Alps

STYLE

- Modern



Bathroom



Dining room



Bathroom



Exterior view



Situation view