

HAUTE-NENDAZ



"Le Petit Paradis" lives up to its name

CHF 980'000.-



5.5



4

n° ref. **043324**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a green and peaceful setting, this 1960s chalet has been completely renovated, offering a subtle blend of authentic old-world charm and modern comfort.

With a net floor area of around 85 sq.m. spread over three levels, it offers 4.5 rooms including 4 beautiful bedrooms: three beautiful double bedrooms as well as a dormitory with three beds, perfect for welcoming family and friends.

The chalet has three independent entrances, allowing great freedom of layout. The first floor can thus be converted into a separate apartment, ideal for generating rental income or hosting independently.

Externally, two large sunny terraces encircle the house, offering privileged spaces for sharing meals, relaxing or enjoying the unobstructed view of the surrounding nature. The property is built on a 468 m² plot, guaranteeing tranquility and privacy.

A rare property on the market, both warm and functional, suitable as a primary or secondary residence: perfect for enjoying the joys of skiing in winter or savoring peaceful summer stays in the heart of nature.

SURFACES

Surface of parcel	~ 468 m ²
Cellar surface	~ 10 m ²
Net surface	~ 85 m ²

1st floor

- Living room
- Dining room
- Double bedroom
- Kitchen

CARACTERISTICS

Number of flats	1
Number of floors	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Year of construction	1960
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Authorized

DISTANCES

Station	3121 m
Public transports	46 m
Freeway	8352 m
Nursery school	409 m
Primary school	2897 m
Secondary school	1140 m
Secondary II school	5846 m
College / University	6655 m
Stores	53 m
Cable car	953 m
Airport	5029 m
Post office	526 m
Bank	445 m
Hospital	835 m
Restaurants	68 m
Park / Green space	745 m

DISTRIBUTION**Ground floor**

- Large bedroom
- Washroom with bath

Switzerland

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MUNICIPALITY

Haute-Nendaz - between authenticity and alpine art de vivre

Nestled in the heart of the Valais, Haute-Nendaz is part of the commune of Nendaz, one of the most popular resorts in the Swiss Alps. Located just 15 minutes from Sion and less than 2 hours from Geneva, it benefits from easy access while offering an unspoilt living environment.

A four-season resort

Haute-Nendaz is world-famous for being part of the **4 Valleys** ski area, one of the largest in Europe with over 400 km of pistes. Winter sports enthusiasts will be delighted, while hikers, mountain bikers and nature lovers will enjoy a huge playground in the heart of the Alps from spring onwards.

A privileged living environment

The resort has a friendly, family atmosphere. It has all the amenities you need for everyday life: shops, restaurants, schools, sports and medical facilities.

Despite its growth in tourism, Haute-Nendaz has managed to retain its authenticity and Valais identity.

Exceptional panoramas

Situated on a sunny plateau, the resort offers breathtaking views over the Rhône valley, the Bernese Alps and as far as Mont Blanc on a clear day. An ideal environment for making the most of the mountains while remaining close to the plain and its services.

Quality of life and investment

Haute-Nendaz attracts families as well as investors looking for a vacation property or main residence. Its dynamism, modern infrastructure and Alpine charm make it a rare place where you can enjoy a unique mountain lifestyle all year round.

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NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Primary school
- Secondary school
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Soccer pitch
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Storeroom
- Public parking
- From road
- Built on even grounds
- Ground level access

INSIDE CONVENIENCES

- Without elevator

- Eat-in-kitchen
- Guests lavatory
- Cellar
- Carnotzet
- Storeroom
- Unfurnished
- Built-in closet
- Heating Access
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- full finishing

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

FINANCIAL DATA**Price****CHF 980'000.-****Availability**

To be discussed

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ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Stream
- Forest
- Mountains
- Alps

STYLE

- Rustic









