

FIONNAY



Attractive two-apartment chalet near Verbier

CHF 520'000.-



7



4



~130 m²

n° ref.

5544159_035549



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Switzerland

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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Nested in the heart of the Haut Val de Bagnes, in the Valais Alps at an altitude of 1'500 meters, this magnificent traditional two-apartment chalet will delight lovers of peace and nature.

Close to the Verbier ski resort, just fifteen minutes from the start of the 4 Valleys ski area lifts, this property offers a unique living environment far from the urban hustle and bustle, whether for vacations and weekends or for year-round living.

Surrounded by breathtaking scenery, a change of scenery is guaranteed!

Composed of two independent apartments, each with 3.5 rooms, the chalet totals four bedrooms and

three shower rooms.

The first floor apartment, currently rented out as an Airbnb, generates an attractive rental return. Possibility of seasonal or year-round rental.

The upstairs apartment is a duplex, with a double bedroom with bathroom on the ground floor and a master suite with office and shower room upstairs. A dressing room could be added.

The basement, with its four large rooms each with a window, could be used to create a wellness and relaxation area for those returning from long days out or skiing.

A typical and rare property for sale that's a must-see!

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SURFACES

Living area	~ 130 m ²
Surface of parcel	~ 126 m ²
Garden surface	~ 26 m ²
Underground surface	~ 53 m ²
Non built surface [sqm]	~ 63 m ²
Useful surface	~ 185 m ²
Total surface	~ 188 m ²
Volume	~ 530 cbm
Ceiling height	~ 210 m

CARACTERISTICS

Number of rooms	7
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Gross living area	~ 188 m ²
Year of construction	1930
Year of restoration	2022
Second home	Authorized
Construction zone	Zone village

DISTRIBUTION**Ground floor**

- Distribution corridor
- 3 storage rooms
- Utility/laundry room

1st floor**3.5 room apartment**

- Open-plan kitchen
- Living/dining room
- 2 double bedrooms
- Shower room/WC

2nd floor**3.5-room duplex apartment**

- Entrance with cupboards
- Open-plan kitchen
- Living/dining room
- Storage space
- Guest toilet
- Master suite with private bathroom
- South-facing balcony
- Small north-facing balcony

Under the roof**3.5 room duplex apartment**

- Large double bedroom with attic
- Office area
- Shower room/WC

NEIGHBOURHOOD

- Village
- Mountains
- Restaurant(s)
- Railway station
- Ski resort
- Ski lift
- Hiking trails

INSIDE CONVENIENCES

- Double glazing

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Phone
- Cable/TV
- WiFi

FINANCIAL DATA

Price

CHF 520'000.-

Availability

To be discussed

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First floor duplex



First floor duplex



First floor duplex



First floor duplex



Ground floor apartment



Ground floor apartment



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Ground floor apartment



Ground floor apartment