

AYER



Rare property: chalet with no direct neighbors
in Val d'Anniviers

CHF 1'050'000.-

Parking place(s) included



5.5



4



~165 m²

n° ref.

5778140_045082



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Dylan Taccoz
+41 78 668 91 69
dylan.taccoz@swsir.ch



SITUATION AND DESCRIPTION

NE EXCLUSIVE SWITZERLAND SOTHEBYS INTERNATIONAL REALTY

This chalet is located in the Val d'Anniviers in the village of Ayer, in the center of a plot that guarantees total privacy. Thanks to its location with no direct neighbors and no facing buildings, it enjoys a rare environment where tranquility is real and permanent. In fact, it's not uncommon to spot a deer strolling just below the windows, proof of the direct proximity to nature.

The chalet's position allows you to enjoy unobstructed views of the mountains and valley, while remaining surrounded by nature. The large windows and terrace provide optimal sunlight and a panorama that remains totally unspoiled.

Inside, the materials and layout reflect the authentic spirit of the region, with a warm atmosphere consistent with the local architecture. The property combines comfort, space and discretion, while remaining accessible from the villages and infrastructure of the Val d'Anniviers.

This is a rare property, aimed at those seeking an independent chalet offering peace, views and a real sense of space.

SURFACES

Living area	~ 165 m ²
Surface of parcel	~ 1000 m ²
Terrace surface	~ 19 m ²

CHARACTERISTICS

Number of floors	4
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Number of terraces	1
Year of construction	2003
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Authorized
	1
Inside parking place/s	CHF 35'000.- included
	2
Outside parking place/s	CHF 30'000.- included
Total nb. of parkings	3 included
Altitude	1476 m
Basement	1
Parking places	Yes, obligatory

DISTANCES

Station	13508 m
Public transports	331 m
Freeway	13581 m
Nursery school	4152 m
Primary school	4152 m
Secondary school	3965 m
Secondary II school	13078 m
College / University	13449 m
Stores	2093 m
Cable car	2013 m
Airport	20093 m
Post office	1267 m
Bank	4051 m

Hospital	13862 m
Restaurants	445 m
Park / Green space	1029 m

DISTRIBUTION**Lower ground floor**

- Technical room
- Cellar
- Laundry room
- Workshop area

Ground floor

- Kitchen
- Lounge

Upper ground floor

- 2 bedrooms
- Visitor wc

1st floor

- Large bathroom
- Bedroom
- Master bedroom with dressing room and bathroom
- 2nd living room with balcony

Basement

- Semi-underground garage



LOCATION

The ZOC 11 in Ayer is located in the Val d'Anniviers, in the heart of an authentic alpine village, at 1,476 m altitude. The location offers a peaceful atmosphere, unobstructed views over the valley and unspoilt natural surroundings.

Access is easy all year round thanks to the main road linking Sierre to Zinal.

This location combines calm, traditional charm and proximity to village amenities, offering an ideal setting for a sought-after chalet.

NEIGHBOURHOOD

- Village
- Mountains
- Bus stop
- Ski resort
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Covered parking space(s)
- Ground level access

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Workshop
- Unfurnished
- Heating Access
- Double glazing
- Bright/sunny
- Penthouse
- Timber frame

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Central vacuum

- full finishing

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Good
- Morning

VIEW

- Nice view
- Clear
- Valley view
- Panoramic
- With an open outlook
- Forest
- Mountains
- Alps

FINANCIAL DATA**Price****CHF 1'050'000.-****Availability**

To be discussed

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Exterior



Salon



Room



Room



Room



Room



Balcony



Room



Interior



Interior



Interior



Dining room



Terrace



Exterior



Terrace