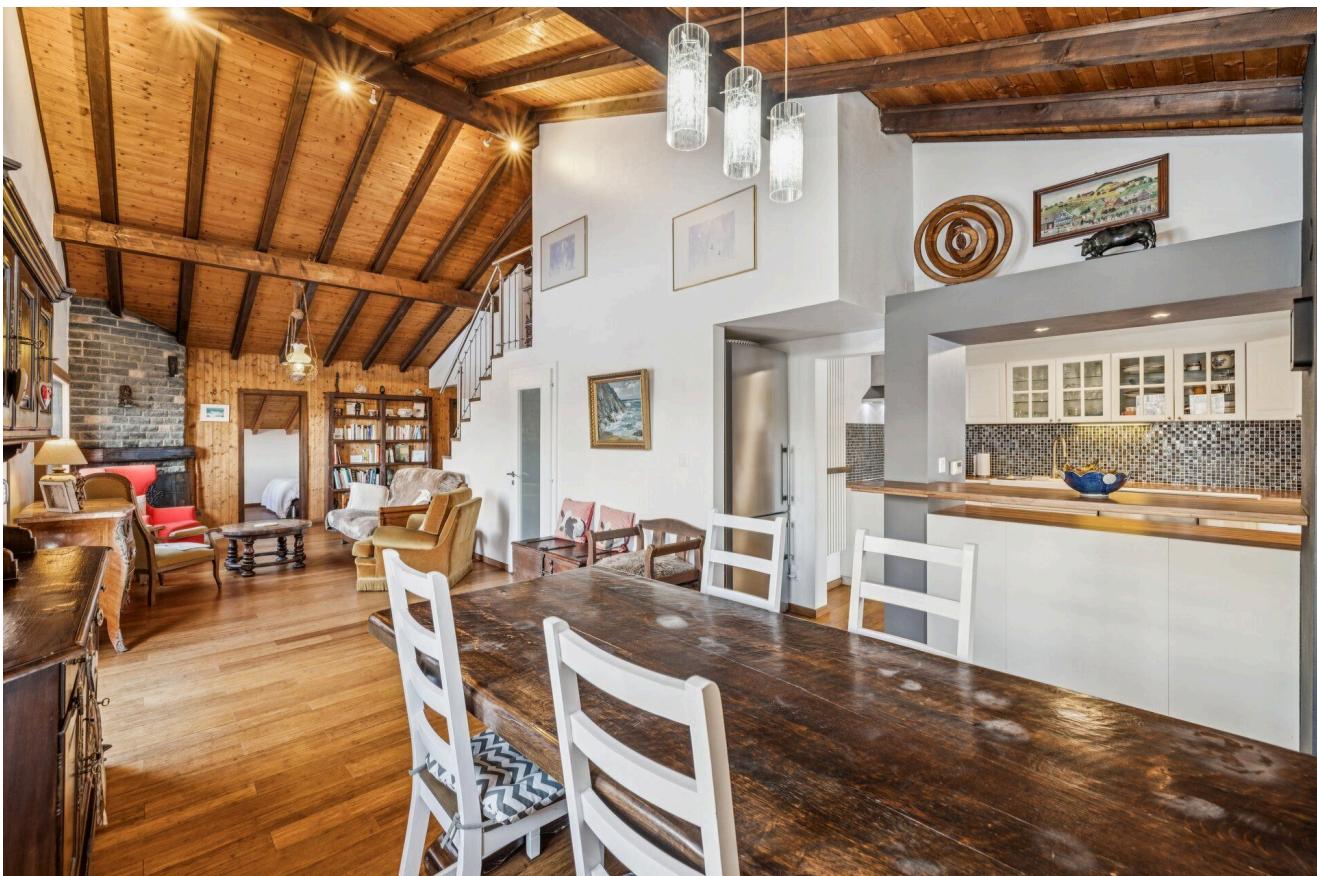


BASSE-NENDAZ



Chalet with self-contained apartment in the
heart of the wilderness

CHF 1'050'000.-

Parking place(s) included



7



4



~139 m²

n° ref. **045571**



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

Mathieu Revaz

+41 78 948 08 11

mathieu.revaz@swsir.ch



SITUATION AND DESCRIPTION

An exclusive Switzerland Sotheby's International Realty.

Erected in Basse-Nendaz, just 5 minutes from the charming resort of Haute-Nendaz, this chalet boasts superb, unobstructed, plunging views of the Alps and the Rhone plain. Set back from the resort center but close to road access, its location is privileged and easily accessible in winter.

Thanks to its large plot and its location in the middle of nature, in a very sparsely built-up area, it offers unparalleled peace and quiet. Its large garden on the edge of the forest offers a unique proximity to wild nature.

The chalet comprises two dwellings, including a main dwelling, located upstairs, offering 2 bedrooms and a mezzanine as well as a 2.5-room apartment with kitchen and shower room.

The property was renovated between 2015 and 2020. Thanks to its double-height ceilings, it offers magnificent volumes and lots of light. The chalet offers the potential to merge the two dwellings to easily create a large individual chalet.

The property offers several outdoor parking spaces as well as two indoor garages, and a large cellar.

SURFACES

| | |
|-------------------|----------------------|
| Living area | ~ 139 m ² |
| Weighted Surface | ~ 157 m ² |
| Surface of parcel | ~ 719 m ² |
| Balcony Surface | ~ 20 m ² |
| Terrace surface | ~ 15 m ² |

CARACTERISTICS

| | |
|-------------------------------|---|
| Number of flats | 2 |
| Number of floors | 3 |
| Number of rooms | 7 |
| Number of bedrooms | 4 |
| Number of bathrooms | 3 |
| Number of toilets | 3 |
| Year of construction | 1976 |
| Year of restoration | 2025 |
| Heating system | Fuel oil, Wood |
| Domestic water heating system | Fuel oil |
| Heating installation | Radiator, Chimney |
| Second home | Authorized |
| Inside parking place/s | 2 included |
| Outside parking place/s | 3 included |
| Total nb. of parkings | 5 included |
| Construction zone | Périmètre de la zone de sécurité mis à l'enquête publique |
| Parking places | Yes, obligatory |

DISTANCES

| | |
|-------------------|--------|
| Public transports | 544 m |
| Primary school | 2483 m |
| Stores | 746 m |
| Restaurants | 573 m |

DISTRIBUTION

Ground floor

- 2.5-room apartment with bedroom, living room, kitchen, laundry area and bathroom
- Wet cellar
- Outdoor storage
- 2 single garages
- 3 outdoor parking spaces

Upper ground floor

- Large living room with front balcony
- Open kitchen with bar and access to covered terrace
- Entrance hall with storeroom
- Bathroom
- 2 bedrooms including a master suite with bathroom
- Large landscaped garden

1st floor

- Sofa bed with second bed area for children



CONSTRUCTION

2015: Wall insulation, paintwork, staircase, shower room, downstairs studio, hall dressing room
2020: Windows
2025: Refurbishment of oil burner

NEIGHBOURHOOD

- Green
- Mountains
- Shops/Stores
- Bus stop
- Primary school
- Secondary school
- Sports centre
- Tennis centre
- Ski resort
- Hiking trails
- Bike trail
- Religious monuments
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Storeroom
- Parking
- Garage
- Barbecue-chimney

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Cellar
- Partially furnished
- Fireplace

- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Internet connection

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- North

EXPOSURE

- Good
- Morning

VIEW

- Clear
- Unobstructed
- Far view
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 1'050'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

STYLE

- Classic

