

OVRONNAZ



Chalet just a stone's throw from the ski lifts

CHF 650'000.-

Parking place(s) included



4



3



~98 m²

n° ref. **045536**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This semi-detached chalet is located in the heart of the Ovronnaz ski resort. Just a ten-minute walk from the resort's ski lifts it is ideally located for lovers of snow sports. Thanks to its position perched high above the Rhône valley, it enjoys breathtaking views.

This chalet was built in two parts, the first dating from 1965 and the extension from 1982. It features a large, bright living room with a recent open kitchen. The living room has high ceilings and a mezzanine, and opens onto a lovely terrace. It was completely sandblasted in 2020, giving it a bright, modern look. It offers a truly warm living space. It is also available as a second home and for sale to foreigners.

This property is special because it offers great possibilities for improvements and extensions. For example, it is possible to create a new bedroom with bathroom in a 22 square meter area that has not yet been fitted out. It is also possible to create a new parking space or garage to the front or side of the chalet.

SURFACES

Living area	~ 98 m ²
Weighted Surface	~ 105 m ²
Surface of parcel	~ 531 m ²
Terrace surface	~ 15 m ²

CARACTERISTICS

Number of rooms	4
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Year of construction	1982
Year of restoration	2025
Heating system	Electricity, Pellets
Domestic water heating system	Electricity
Heating installation	Radiator, Stove
Second home	Authorized
Outside parking place/s	1 included
Total nb. of parkings	1 included
Construction zone	Habitat touristique
Parking places	Yes, obligatory

DISTANCES

Public transports	121 m
Primary school	3734 m
Stores	181 m
Restaurants	132 m

DISTRIBUTION**Ground floor**

- Large bedroom

Upper ground floor

- Open kitchen
- Living room with dining area and access to a terrace
- Shower room with WC
- Reduction to be converted into living space

1st floor

- Mezzanine serving as 3rd bedroom



CONSTRUCTION

- 2010: Renovation of insulation
- 2015: Windows and shutters
- 2020: Complete sandblasting, kitchen, shower room, drains
- 2025: Walls and floor of room on lower ground floor

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Shops/Stores
- Bus stop
- Primary school
- Ski resort
- Hiking trails
- Religious monuments
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Greenery
- Storeroom
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Partially furnished
- Built-in closet
- Swedish stove
- Bright/sunny
- Penthouse
- Mezzanine
- Timber frame

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Unobstructed
- Mountains

STYLE

- Classic

FINANCIAL DATA**Price****CHF 650'000.-****Availability**

To be discussed

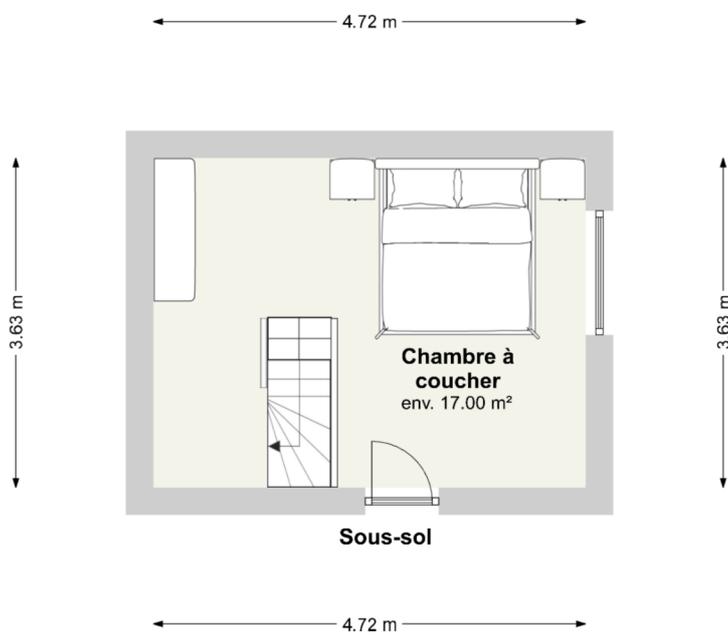
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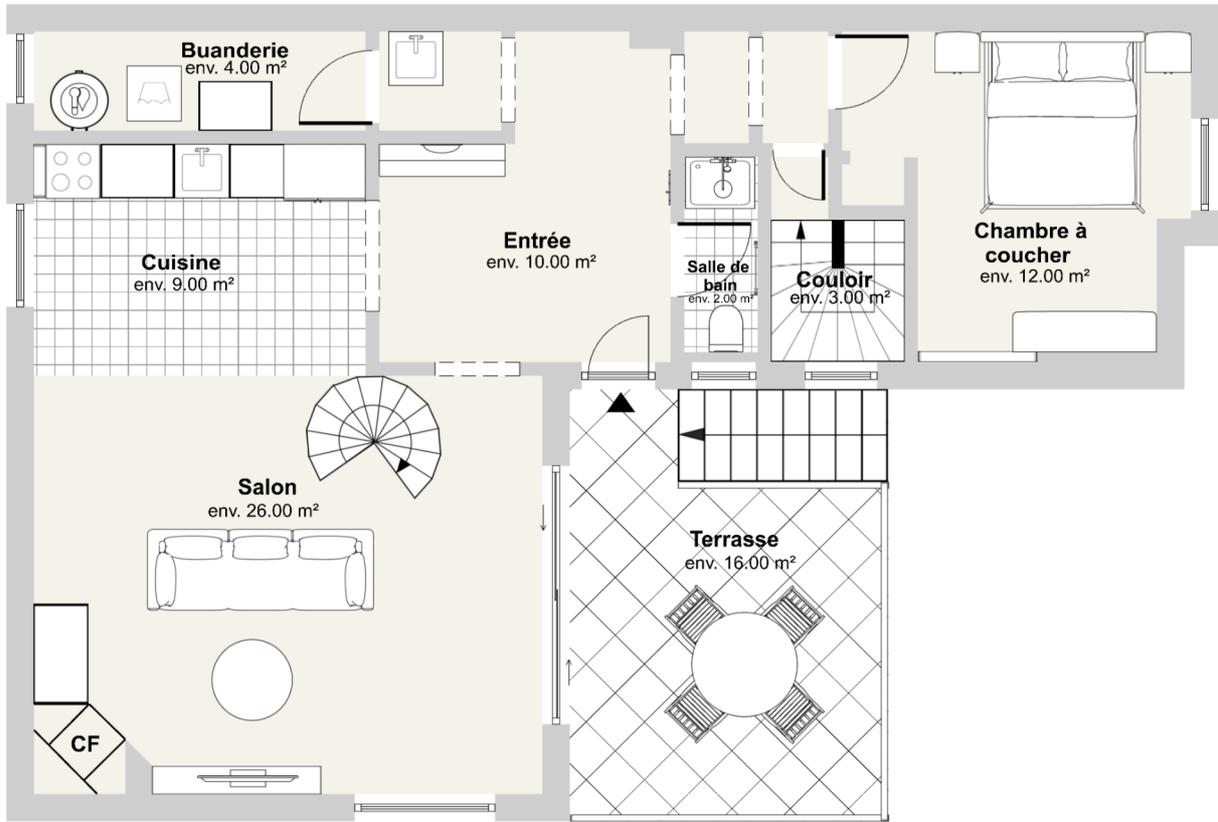






3.62 m 1.33 m 1.25 m 0.70 m 0.72 m 3.81 m

1.09 m
2.55 m
3.62 m
0.99 m



2.06 m
1.47 m

Rez-dechaussée

1.00 m 4.25 m 3.48 m 1.28 m 1.18 m



0m 5m

