

# ISÉRABLES



In the heart of nature, at the gateway to  
Haute-Nendaz !

## Price upon request

Price of parking place(s) in addition



5.5



4



~140 m<sup>2</sup>

n° ref. **036814D**



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## SITUATION AND DESCRIPTION

Ideally located in Les Crettaux, in a secluded corner at the end of the road and on a plot of over 1,700 m<sup>2</sup>, this chalet enjoys a breathtaking view of the Alps and the Rhone plain below. Thanks to its strategic position between the Haute-Nendaz ski resort (5 minutes away) and the village of Isérables, it is just as close to the resort's restaurants, shops and ski slopes as it is to the magnificent hiking trails starting from this atypical village.

The chalet, built in 1980, has been tastefully renovated and enlarged. It features a large open-plan kitchen with modern bar and a living/dining room with large bay windows offering plenty of natural light. This large, bright living space offers access to a beautiful natural stone terrace with spectacular views over the Rhone plain.

On the same floor you'll find a modern shower room

and separate toilet.

Upstairs, 4 good-sized bedrooms complete the ensemble, 2 of which have access to the south-facing balcony offering breathtaking views.

The attic has been converted into a dormitory, accommodating several people.

Two garage parking spaces and two quads are sold with this chalet, these are located just a few minutes away on foot or by quad. Indeed, the chalet is only accessible on foot or by quad bike parked in a garage about 200 meters from the chalet.

The chalet is also sold with an attached garden pavilion.

**SURFACES**

Living area	~ 140 m <sup>2</sup>
Surface of parcel	~ 1728 m <sup>2</sup>
Terrace surface	~ 36 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Year of construction	1980
Year of restoration	2018
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	1 included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

**ANNEXES**

- garden pavilion
- 2 garage parking spaces
- 2 quads

**DISTANCES**

Public transports	510 m
Primary school	700 m
Stores	2168 m
Post office	652 m
Restaurants	529 m

**DISTRIBUTION****Ground floor**

- Kitchen opening onto a large living room
- TV lounge
- Large natural stone terrace
- Bathroom
- Separate WC
- Washing column and built-in cupboard

**1st floor**

- 4 bedrooms
- Balcony

**2nd floor**

- Attic with dormitory





## CONSTRUCTION

With quality materials combining stone, wood and glass

## NEIGHBOURHOOD

- Green
- Mountains
- Ski resort
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Gardenhouse
- Garage

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Storeroom
- Partially furnished
- Built-in closet
- Mosquito screen

## FINANCIAL DATA

**Price**

**Availability**

**Price upon request**

To be discussed

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