

# ARBAZ



Exceptional chalet with panoramic view

## Price upon request



7.5



6

n° ref. **Shire\_New**



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## SITUATION AND DESCRIPTION

Exceptional location in an enchanted setting on the edge of a pond, this chalet enjoys maximum sunshine and panoramic views.

[An exceptional residence [/b]

On a 1317 m<sup>2</sup> plot, a new chalet built in 2021, available as a main residence.

Measuring 531 m<sup>2</sup>, including 380 m<sup>2</sup> of living space, it is distinguished by its high-quality construction, tastefully selected materials and decoration.

Arranged as follows:

### Upper ground floor

- 1 spacious entrance hall,
- 1 large garage for 4 cars,
- 1 laundry room and machine room,

### Garden level

- 1 access via wrought-iron staircase,
- 1 spacious living room with solid oak parquet flooring. The 5-meter high cathedral ceiling features a fireplace with antique mirrors in the center of the room.
- 1 south-facing master suite, with bathroom featuring double washbasin, WC, 1 shower and 1 bathtub; 1 spacious dressing room completes this suite,
- 1 60 m<sup>2</sup> storage room accessible from the outside via a paved path, ideal as a workshop,  
[1 woodshed of 4 m<sup>2</sup>

[1st floor[/b]

- 1 hammam shower room and WC,

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- 1 children's bedroom,  
[1 office

[2nd floor[/b]

- 1 large 85 m<sup>2</sup> attic room which could be used as a bedroom, apartment, or independent space such as a workshop or music studio. It has its own balcony and private exit.  
[1 shower room and WC,  
li] 1 double bedroom, • 1 single bedroom.
- 1 single bedroom,

An outdoor jacuzzi, sauna and petanque court complete this prestigious property.

With its ideal location, you're just 2.5 km from the ski slopes and wellness spa of the Anzère resort.

Sion airport and its golf course are just 13 km away, so you can stay close to a city and its transport links, while enjoying a privileged setting

Switzerland

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## **SURFACES**

Weighted Surface	~ 531 m <sup>2</sup>
Surface of parcel	~ 1317 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	5
Year of construction	2021
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized

**PROXIMITY**

- Villa area
- Mountains
- Near a golf course
- Ski resort
- Ski lift
- Hiking trails
- Bike trail

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Pond
- Annex
- Shed
- Covered parking space(s)
- Garage
- Box
- Visitor parking space(s)
- Jacuzzi
- Petanque ground

**INSIDE CONVENIENCES**

- Without elevator
- Garage
- Box
- Box with depot
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing

- Cellar
- Wine cellar
- Bicycle storage
- Ski storage
- Sauna
- Hammam
- Craft room
- Fireplace
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Exposed beams
- With character
- Timber frame

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South

**FINANCIAL DATA****Price****Availability****Price upon request**

immediately

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## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Mountains
- Alps

## **STYLE**

- Character house



