

# ARBAZ



Charming, fully renovated chalet

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**Price upon request**



4.5



3

n° ref. **Petit Ours**



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## SITUATION AND DESCRIPTION

On a 1287 m<sup>2</sup> plot, a charming 1974 log and stone chalet, fully renovated in 2020 to the highest standards. The chalet is accessible as a unit to foreigners and as a second home.

### Garden level

- 1 large entrance hall with storage space.
- 1 cosy living/dining room with large windows and wood-burning stove.
- li] 1 fully renovated kitchen with authentic wrought-iron skylight,
- • • • • [li]
- 1 guest WC,  
[1 south-facing terrace.

[1st floor[/b]

- 2 double bedrooms,
- 1 shower room with WC and laundry room,

- 2 children's bedrooms with bunk beds,  
[1 bathroom and WC,
- 1 guest WC,

[En annexe [/b]

- 1 garage of 28 m<sup>2</sup> for 2 cars,
- 1 cellar / utility room,  
[1 converted mazot.

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

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

With Sion airport and golf course just 13 km away, you'll be close to a city and its transport links, yet still benefit from a privileged setting

## **SURFACES**

Weighted Surface	~ 180 m <sup>2</sup>
Surface of parcel	~ 1287 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Year of construction	1974
Year of restoration	2020
Second home	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

Price upon request

Availability

immediately

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## **EXPOSURE**

- Optimal
- All day

## **VIEW**

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

## **STYLE**

- Character house





