

ARBAZ



Charming, fully renovated chalet

Price upon request



4.5



3

n° ref. **Petit Ours**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

On a 1287 m² 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 m² 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 ²
Surface of parcel	~ 1287 m ²

CHARACTERISTICS

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****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





