

HAUTE-NENDAZ



Chalet de prestige - Ski-in / Ski-out &
exceptional architecture

Price upon request

Parking place(s) included



15



7



~390 m²

n° ref. **045759**



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SITUATION AND DESCRIPTION

Located directly on the slopes, this prestigious chalet enjoys a rare and privileged location. A true ski-in / ski-out, it provides direct access to the ski area as well as a ski-out return, offering an exclusive alpine experience.

Located on a 3,051 m² plot, it enjoys unobstructed, panoramic views of the mountains and surrounding countryside, in an exceptional natural environment combining privacy and the grandeur of the Alpine landscape.

Built in 2012 and completed in 2015, the chalet today presents itself in impeccable condition. Its architecture asserts a strong, coherent signature, based exclusively on the combination of three carefully selected noble materials.

Mortex brings a mineral, contemporary elegance, emphasizing the purity of lines and modernity of spaces. The omnipresent solid wood infuses warmth,

character and authenticity, creating a refined Alpine atmosphere. Glass, meanwhile, plays a central role in the design, maximizing natural light and opening up wide vistas of the surrounding landscape. The chalet's authenticity and harmonious integration into its natural surroundings are further enhanced by the signature mountain wood roof.

With 388.8 m² of living space and 428 m² of gross floor area, volumes are generous and perfectly distributed, totaling 15 rooms. Although the chalet is very bulky, its high-engineering design drastically reduces annual charges.

The chalet includes:

- 7 bedrooms
- 6 shower rooms 1 guest WC
- Ski room with custom-made wardrobes and

benches

- Large, light-filled reception areas
- A large multifunctional room (cinema/conference)
- The chalet is sold fully equipped with custom-made furniture

Private wellness area:

After a day on the slopes, the relaxation area offers a true sanctuary:

- Hammam with shower
- Outdoor Jacuzzi

Exteriors & parking:

- Terrace of 141 m²
- Spacious plot of 3'051 m²
- 6 outdoor parking spaces 2 additional
- Accessibility all year round (Light vehicle during winter)

Additional information :

- Available for sale to foreigners (LFAIE)
- Acquisition possible as second home

A space designed to combine recovery and well-being in a refined setting.

SURFACES

Living area	~ 390 m ²
Weighted Surface	~ 440 m ²
Surface of parcel	~ 3052 m ²
Terrace surface	~ 141 m ²

CARACTERISTICS

Number of rooms	15
Number of bedrooms	7
Number of bathrooms	7
Year of construction	2012
Year of restoration	2015
Heating system	Gas, Wood
Domestic water heating system	Gas
Heating installation	Floor, Stove
Second home	Authorized
Outside parking place/s	8 included
Total nb. of parkings	8 included
Construction zone	Zone habitation individuelle C H10
Parking places	Yes, obligatory

DISTANCES

Public transports	814 m
Primary school	3407 m
Stores	1046 m
Restaurants	256 m

DISTRIBUTION**Lower ground floor**

- Covered entrance with storeroom and utility room
- Ski room
- 3 bedrooms
- Multifunction room
- Spa area with Jacuzzi, steam room and shower
- 2 bathrooms
- Laundry room
- Wine cellar

Upper ground floor

- Entrance hall with guest WC
- Large living room opening onto dining room
- Semi-professional kitchen
- Access to large terrace

1st floor

- 4 bedrooms with en suite bathrooms



CONSTRUCTION

The construction is of the highest quality, using noble materials from the region.

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Primary school
- Sports centre
- Hiking trails
- Bike trail
- Religious monuments
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Parking
- Jacuzzi

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory
- Cellar
- Hammam
- Furnished
- Built-in closet
- Swedish stove
- Bright/sunny
- With front and rear view
- Exposed beams

- Timber frame

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Internet connection

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- North
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Panoramic
- Alps

STYLE

- Classic

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

To be discussed

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