

MASE



Charming, tastefully renovated barn and attic
in the heart of a village

CHF 1'180'000.-

Parking place(s) included



9



6



~125 m²

n° ref. **045506**



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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Perched high above the Val d'Hérens, the village of Mase offers one of the most unspoilt panoramas in the Valais. Just fifteen minutes from Sion, this timelessly charming village boasts narrow lanes, weathered log cabins, age-old traditions and a pristine natural environment. Here, life flows to the rhythm of the sun, between alpine meadows, deep forests and breathtaking views of the peaks that surround the valley.

In the heart of this authentic setting nestles a rare ensemble, consisting of a 19th-century barn and attic entirely renovated with remarkable care.

This ensemble of traditional Valaisan architecture unfolds around a magnificent, tastefully landscaped garden, a veritable haven of peace where you can take

full advantage of the gentle mountain lifestyle.

The barn, completely renovated in 2016, houses two independent apartments spread over two levels, totaling six bedrooms and four shower rooms. With three fully equipped kitchens, it offers great flexibility of use, particularly for rental. A shared laundry room and an outdoor parking space complete this property, while free parking is just a few minutes' walk away.

On the upper floor, the apartment reveals two cosy bedrooms, two shower rooms with toilets, a spacious fitted kitchen and a living space bathed in a mountain chalet atmosphere, where the omnipresent wood envelops the premises in a natural softness.

On the first floor, a charming apartment opens onto a small terrace and the garden. It features a fully-equipped kitchen, a comfortable living room, a

welcoming bedroom and a beautiful shower room with toilet, all in a cocoon-like atmosphere.

The independent attic, a majestic log structure typical of the Val d'Hérens, adds an extra dimension to this ensemble. It comprises a first floor with kitchen and shower room/WC, a superb upstairs bedroom with access to a balcony, and two small bedrooms in the attic. Every space exudes authenticity and fine renovation.

Both chalets are equipped with an underfloor central heating system powered by a heat pump, guaranteeing modern comfort and energy efficiency in all seasons.

Sold furnished, ready to be lived in or rented out, they can be acquired as primary or secondary residences and are accessible to foreign buyers.

With strong profitability confirmed by the annual rental of two out of three units - notably via Airbnb - this complex represents a rare opportunity, ideal for a lifestyle project, investment or tourist activity in the Valais.

Its unique charm, unlimited potential and exceptional character make it a truly singular property, available only as a complete lot. A rare property, for lovers of authenticity and exceptional locations.

SURFACES

Living area	~ 125 m ²
Surface of parcel	~ 254 m ²
Garden surface	~ 77 m ²
Useful surface	~ 261 m ²
Volume	~ 863 cbm

CARACTERISTICS

Number of flats	3
Number of rooms	9
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	4
Number of balcony	3
Year of construction	1900
Year of restoration	2016
Heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	1
Total nb. of parkings	CHF 1.- included
Parking places	1 CHF 1.- included Yes, obligatory

ANNEXES

- Independent attic composed as follows
- Kitchen
- Shower room with WC and washbasin
- Staircase leading to first floor
- Bedroom 4 with access to balcony
- Staircase leading to first floor
- 2 small attic bedrooms

DISTANCES

Station	6805 m
Public transports	171 m
Freeway	5935 m
Nursery school	3761 m
Primary school	3731 m
Secondary school	1200 m
Secondary II school	1200 m

College / University	4764 m
Stores	217 m
Cable car	4050 m
Airport	7399 m
Post office	3901 m
Bank	4859 m
Hospital	5739 m
Restaurants	784 m
Park / Green space	847 m

DISTRIBUTION

Lower ground floor

- Living room with open kitchen
- Access to terrace
- Bedroom 1
- Shower room with WC and washbasin

Ground floor

- Kitchen
- Living room with an office area
- 2 bedrooms with their own shower room, WC as well as their wooden loggia

Basement

- Laundry and equipment room



MUNICIPALITY

Nestled at around 1,330 meters above sea level, Mase is an authentic Val d'Hérens village, perched on the sunny adrets of the valley.

Together with Nax and Vernamiège, Mase is part of the Mont-Noble commune, an area that combines heritage, nature and quality of life.

From Mase, the proximity of Nax-Mont-Noble offers a veritable "celestial balcony" over the Alps and the Rhone Valley - spectacular panoramas, pure air, alpine light - all just a hop, skip and a jump from Sion.

For lovers of the mountains, nature and gentle or sporty thrills, Nax-Mont-Noble offers a range of activities: hiking, mountain walks, via ferrata, alpine walks, tennis, swingolf, archery, and in winter skiing, sledging, ski-joëring, snowtubing... the "mountains alive all year round" spirit is definitely here.

Living in Mase - or buying a property here - means combining the charm of an unspoilt village, Valais authenticity and immediate access to a dynamic

tourist region. It means enjoying an exceptional natural setting, a mountain climate, breathtaking panoramas and a soothing quality of life. It also means having at your fingertips all the facilities and activities of Mont-Noble, the perfect mix of village tranquillity and lively Alpine life.

OUTSIDE CONVENIENCES

- Outdoor parking space
- Terrace
- Garden

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Sports centre
- Public swimming pool
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Concert hall

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Loggia
- Barn
- Public parking

INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Open kitchen
- Cellar
- Garret
- Furnished
- Built-in closet
- Heating Access
- Fireplace connection
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Shower

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good
- Renovated

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

CHF 1'180'000.-

Availability

To be discussed

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VIEW

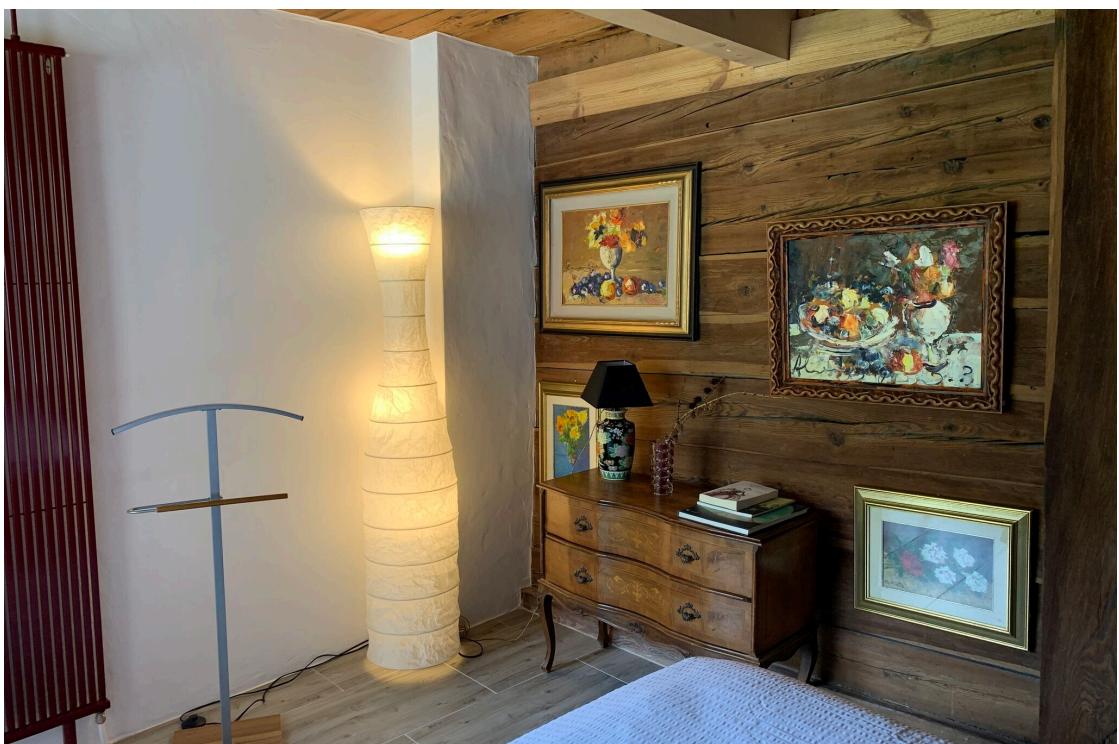
- Nice view
- Valley view
- Rural
- Forest
- Mountains
- Alps

STYLE

- Atypical house











Attic