

SORNARD (NENDAZ)



Recent apartment available as second home!

CHF 730'000.-

Price of parking place(s) in addition



3.5



2



~94 m²

n° ref. **045080**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

At the heart of the charming ski resort of Haute-Nendaz, this modern apartment with a weighted surface area of 108 m² offers superb plunging views of the Alps and the Rhone plain. It is located 2 minutes from the bus stop, on foot and flat, and less than 5 minutes by car from the resort center.

Thanks to its position on an exceptional plot of land, the apartment enjoys an unobstructed panoramic view. Its exposure provides plenty of natural light all year round. The design of the residence is perfectly adapted to the shape and position of its plot.

The apartment has been built using high-quality materials, giving it a modern, well-kept look.

The entrance hall features a generous hall distributing 2 good-sized bedrooms. The apartment also features two modern bathrooms with walk-in showers, one of

which has a laundry column. The large modern kitchen with island opens onto a living room with access to a beautiful terrace as well as a dining room.

The outdoor area offers breathtaking views of the mountains and the plain.

The apartment is sold with an outdoor parking space as well as the possibility of obtaining an indoor space. Access to the building is very easy, whatever the season.

SURFACES

Living area	~ 94 m ²
Weighted Surface	~ 107.5 m ²
Surface of parcel	~ 1618 m ²
Terrace surface	~ 27 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	Ground floor

ANNEXES

- 1 outdoor parking space
- Indoor parking space on request

DISTANCES

Public transports	182 m
Primary school	2510 m
Stores	535 m
Restaurants	526 m

DISTRIBUTION

- Entrance hall
- 2 bedrooms
- Shower room with wash column and WC
- Shower room with WC
- Open kitchen with island
- Living/dining room
- Terrace with panoramic views

INFORMATION

Year of construction	2019
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Public swimming pool
- Sports centre
- Tennis centre
- Ski resort
- Hiking trails
- Bike trail
- Soccer pitch
- Religious monuments
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Unfurnished
- Heating Access
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Internet connection
- Interphone

FLOOR

- Tiles

CONDITION

- As new

FINANCIAL DATA

Price	CHF 730'000.-
Price park. int. ①	CHF 32'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 777'000.-
Availability	To be discussed

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ORIENTATION

- East

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Mountains

STYLE

- Modern













