

HAUTE-NENDAZ



Recent apartment available as second home!

CHF 650'000.-

Price of parking place(s) in addition



2.5



1



~70 m²

n° ref. **045470**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In the heart of the charming ski resort of Haute-Nendaz, this modern apartment with a weighted surface area of 87.5 m² offers a superb, plunging view of the Alps and the Rhone plain. It is located 2 minutes from the bus stop, on foot and flat, as well as less than 5 minutes by car from the resort center.

Thanks to its position on an exceptional plot, the apartment enjoys a breathtaking 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 with high-quality materials, giving it a modern, well-cared-for look.

The entrance hall features a generous hallway distributing a good-sized bedroom on one side and the living room on the other. The apartment features

a modern bathroom with walk-in shower, one of which has a washbasin. 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.

It is also possible to purchase the adjoining apartment in order to double the surface area and create a large attic.

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 simple, whatever the season.

SURFACES

Living area	~ 70 m ²
Surface of parcel	~ 1618 m ²

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Location floor	1st floor

ANNEXES

- 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
- Bedroom
- Shower room with wash column and WC
- Open kitchen with access to balcony
- Living/dining room
- Balcony with panoramic view

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
- Sports centre
- Public swimming pool
- Tennis centre
- Ski resort
- Hiking trails
- Bike trail
- Soccer pitch
- Religious monuments
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

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

EQUIPMENT

- Connections for washing tower
- Shower
- Internet connection
- Electric blind
- Interphone

FLOOR

- Tiles

CONDITION

- Very good

FINANCIAL DATA

Price	CHF 650'000.-
Price park. int. ①	CHF 32'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 697'000.-
Availability	To be discussed

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ORIENTATION

- North
- East

EXPOSURE

- Favourable
- All day

VIEW

- Unobstructed
- Far view
- Panoramic
- Mountains





