

HÉRÉMENTENCE



4.5 rooms - Thermal wellness and skiing at the
foot of the 4 Valleys

CHF 1'480'000.-

Price of parking place(s) in addition



4.5



3

n° ref. **044041**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the heart of the prestigious **Dixence Resort**, in the commune of Hérémence, this 1st-floor 4.5-room apartment combines modern comfort, Alpine atmosphere and exceptional location.

Currently under construction, this new property benefits from direct access to the resort's spa complex, ideal for relaxing after a day on the slopes. Just a few steps from the ski lifts, you can take full advantage of the **4 Vallées** ski area, one of the largest in Europe.

Designed with quality materials and meticulous finishes, the apartment offers bright, functional spaces, opening onto a **magnificent panoramic view of the valley** and its exceptional natural environment. Its privileged location, between mountains and well-being, makes it both a place to live and a prime investment.

Interior finishes and fittings are at the purchaser's discretion, with on-site visits possible from spring 2026, upon completion of the shell.

Second home and sale to foreigners authorized (LFAIE), in accordance with current legislation

SURFACES

Balcony Surface	~ 46 m ²
Total surface	~ 137 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	4
Number of toilets	4
Number of levels	1
Number of balcony	1
Location floor	1st floor

DISTANCES

Station	5903 m
Public transports	153 m
Freeway	6320 m
Nursery school	1338 m
Primary school	5519 m
Secondary school	8177 m
Secondary II school	6205 m
College / University	5763 m
Stores	3764 m
Cable car	575 m
Airport	6259 m
Post office	206 m
Bank	3861 m
Hospital	5933 m
Restaurants	118 m
Park / Green space	248 m

DISTRIBUTION**Ground floor**

- 3 bedrooms with en-suite bathrooms
- Visitors' WC
- Open-plan kitchen
- Living room
- Dining room

Basement

- Covered parking space with elevator access



LOCATION

Ideally located at the foot of the Grande Dixence dam, in the heart of the commune of Hérémence, the **Dixence Resort** enjoys an exceptional natural environment, between alpine forests and panoramic views of the peaks. Linked to the **4 Vallées ski area** via nearby lifts, it offers direct access to the slopes in winter and countless hiking trails in summer. Just 25 minutes from Sion, this project perfectly combines tranquility, nature and proximity to amenities.

environment.

Near the Grande Dixence dam and linked to the **4 Vallées** ski area, Hérémence appeals to nature lovers and mountain sports enthusiasts alike.

MUNICIPALITY

Nestled in the heart of the Val d'Hérens, **Hérémence** is an authentic commune where Valais traditions mingle with grandiose landscapes.

Renowned for its preserved heritage, picturesque hamlets and majestic church with its unique Brutalist style, it offers a peaceful and rejuvenating living

INFORMATION

Number of floors	4
Year of construction	2025
Number of flats	11
Basement	1
Heating installation	Floor
Domestic water heating system	Groundwater heat pump
Heating system	Groundwater heat pump

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Public swimming pool
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Thermal center

OUTSIDE CONVENIENCES

- Terrace/s

- Greenery
- Covered parking space(s)
- Visitor parking space(s)
- From highway

INSIDE CONVENIENCES

- Lift/elevator
- Guests lavatory
- Unfurnished
- Triple glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Connections for washing tower
- Shower
- Interphone
- Code door
- full finishing

FLOOR

- At your discretion

FINANCIAL DATA

Price	CHF 1'480'000.-
Price park. int. ①	CHF 40'000.-
Total price	CHF 1'520'000.-
Availability	To be discussed

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- Steep

CONDITION

- New
- To build
- under construction

ORIENTATION

- South
- East

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Clear
- Valley view
- Far view
- Unobstructed
- Panoramic
- Forest
- Mountains
- Alps

STYLE

- Modern



Room



Bathroom



Room