

BAAR (NENDAZ)



Magnificent new apartment in the heart of the village!

CHF 620'000.-

Price of parking place(s) in addition



4.5



3



~102.1 m²

n° ref. **036673.**
A1LR



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SITUATION AND DESCRIPTION

This new development will soon come to life in Baar, a charming village nestled in the heart of the Valais, just 10 minutes from Sion. Construction began in May 2025.

"Le Hameau de Baar" comprises an elegant building with 3 apartments and 2 detached villas. The complex offers 5 apartments of various types - including 2 duplexes and 2 triplexes - of 3.5 and 4.5 rooms, with floor areas ranging from 108 m² to 152 m².

Each apartment has its own entrance and covered parking spaces, guaranteeing comfort and privacy. The project is built around a vast central grassed courtyard, bordered by greenery, creating a peaceful and secure environment, ideal for families.

Thoughtfully designed with a contemporary and sustainable approach, the construction focuses on

optimal energy efficiency. Its architecture elegantly revisits the codes of traditional buildings by blending wood, glass and stone, while offering a completely redesigned structure with contemporary lines and meticulous finishes.

Generous terraces and the studied orientation of the homes ensure brightness, comfort and great privacy.

Located in the commune of Nendaz, Baar is also a prime location for a second home. Less than 15 minutes away by car or bus, you have access to the slopes of the prestigious 4 Valleys, one of Switzerland's largest ski areas.

www.switzerland-sothebysrealty.ch

SURFACES

Living area	~ 102.1 m ²
Weighted Surface	~ 129.6 m ²
Balcony Surface	~ 55 m ²
Cellar surface	~ 18.5 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of levels	1
Number of balcony	1
Location floor	Ground floor

ANNEXES

- Covered parking space not included

DISTANCES

Public transports	226 m
Primary school	266 m
Stores	1223 m
Post office	1112 m
Restaurants	196 m

DISTRIBUTION**Lower ground floor**

- Cellar

Ground floor

- Entrance with wall cabinets
- Spacious living room
- Kitchen open to dining room and living room with access to balcony
- 2 bedrooms
- Shower room/wc with space for washing column
- Guest toilet



CONSTRUCTION

Large living areas, tiled floors in the entrance hall, kitchen and bathrooms - the bathroom is integrated into the master suite in buildings B and C - and parquet flooring in the bedrooms, not to mention top-quality insulation: the notion of comfort and practicality is omnipresent here.

Underfloor heating with individual control for each room will be provided and distributed by a heat pump. Room temperature will be controlled by an outdoor sensor.

All new structural elements are made of planed fir.

The choice of building materials is based on demanding, sustainable quality options.

INFORMATION

Number of floors	3
Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Covered parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory
- Cellar

- Triple glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Shower

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Mountains

FINANCIAL DATA

Price	CHF 620'000.-
Price park.ext ⓘ	CHF 20'000.-
Total price	CHF 640'000.-
Availability	To be discussed
Judicial form	En PPE

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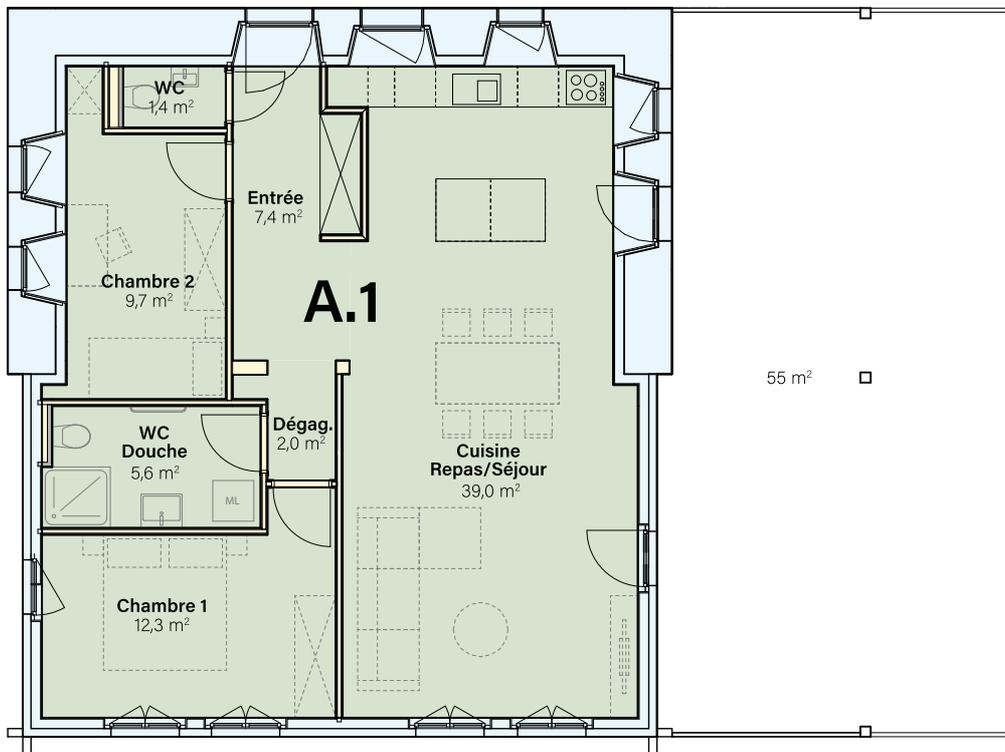


Building A



HB

Hameau de Baar



Étage	Lot	Nombre de pièces	Orientation	Surface appartement	Balcon	Surface pondérée
Rez	A.1	3.5	S	102.1 m ²	55 m ²	129.60 m ²

HB

Hameau de Baar

