

# HAUTE-NENDAZ



Luxury chalet to build!

**CHF 3'500'000.-**

Parking place(s) included



5.5



4



~332 m<sup>2</sup>

n° ref. **036249**



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Switzerland

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## SITUATION AND DESCRIPTION

In the heart of the charming ski resort of Haute-Nendaz, this magnificent chalet with 374 sq. m. of gross floor area offers a superb view of the Alps and the Rhône plain. Access is easy, whatever the season.

Thanks to its large 912 m<sup>2</sup> plot, the view is breathtaking. Located in the heart of an affluent residential area, it offers unparalleled peace and quiet. The chalet is distributed over 3 floors, and enjoys plenty of natural light. Its unique design adapts perfectly to the shape and position of the plot.

It will be built with high-quality materials combining glass, wood and stone. Its natural stone roof and large terraces give it a modern, well-kept look.

On the lower ground floor is the first suite, as well as a shower room with a large glass fitness area and sauna. This floor also features a ski room, as well as

several cellars, laundry and technical rooms.

On the upper ground floor, the chalet will offer a large living room with open kitchen and 2 covered terraces facing north and south, to make the most of all seasons.

Finally on the top floor will be 2 suites with shower rooms linked to a covered balcony, as well as the master suite with dressing room, shower room and covered terrace allowing the installation of a jacuzzi. This room will benefit from breathtaking views of the mountains and Rhone plain below.

To the front and west of the chalet, you'll be able to enjoy large lawns and outdoor terraces. A double garage and several parking spaces complete the ensemble.

All finishes can be chosen by the purchaser. The chalet will only be available as a primary residence

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**SURFACES**

Living area	~ 332 m <sup>2</sup>
Weighted Surface	~ 374 m <sup>2</sup>
Surface of parcel	~ 912 m <sup>2</sup>
Balcony Surface	~ 26 m <sup>2</sup>
Terrace surface	~ 87 m <sup>2</sup>

**CARACTERISTICS**

Number of flats	1
Number of floors	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	6
Number of balcony	4
Number of terraces	3
Year of construction	2024
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Parking places	Yes, obligatory

**ANNEXES**

- Garage for 2 vehicles
- Outdoor parking spaces

**DISTANCES**

Public transports	790 m
Primary school	1820 m
Stores	1055 m
Cable car	1020 m
Post office	1350 m
Bank	1360 m
Restaurants	105 m

**DISTRIBUTION****Lower ground floor**

- Access by elevator (option) or stairs
- Garage access

- Ski room
- Laundry room
- Cellar
- Suite with shower/wc and wall cabinet
- Separate toilet
- Fitness/sauna area
- Terrace access

**Upper ground floor**

- Access by elevator (option) or stairs
- Guest toilet
- Kitchen with bar opening onto dining room
- Dining room with access to 1st south terrace and garden
- Living room with access to 2nd north terrace and garden

**1st floor**

- Access by elevator (optional) or stairs
- Open space with East and West balconies
- 2 suites with wall-to-wall wardrobes, shower room/wc and shared South balcony access
- Master suite with dressing room, shower room/wc and North terrace access with Jacuzzi (optional)





## CONSTRUCTION

Full construction specifications available on request. An optional elevator can be integrated into the construction

**NEIGHBOURHOOD**

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Preschool
- Primary school
- Ski lift
- Hiking trails
- Religious monuments

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Parking
- Sauna
- Jacuzzi
- Built on even grounds

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Bicycle storage
- Ski storage
- Sauna

- Jacuzzi
- Fitness room
- Partially furnished
- Built-in closet
- Swedish stove
- Bright/sunny
- Mezzanine
- Exposed beams

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Kitchenette
- Connections for washing tower
- Bath
- Shower
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- To build

**VIEW**

- Mountains

**STYLE**

- Classic

**FINANCIAL DATA****Price**

CHF 3'500'000.-

**Availability**

To be discussed

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