

FEY (NENDAZ)



Two-family house with breathtaking views

CHF 550'000.-

Parking place(s) included



6



3



~168 m²

n° ref. **046120**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

An Exclusive Switzerland Sotheby's International Realty.

Ideally situated on a balcony overlooking the Rhone plain, this 2-unit villa is directly accessible from the village's main road. It offers breathtaking views over the entire Rhone plain below, as well as the mountains opposite. Thanks to its proximity to the plain, you can reach the entire Conthey shopping area in just 10 minutes. Access to the resort of Nendaz is also privileged and very quick.

The house offers real potential for extension or modification with its lower floor which could be made habitable or used as a workshop. It currently has two separate dwellings with independent access. The main dwelling is a 3.5-room apartment with private laundry room. It has already been completely renovated. The other apartment is a 2.5-room and could be refreshed.

Two cellars, a workshop, an attic, a garage and an outside parking space are sold with the house.

SURFACES

Living area	~ 168 m ²
Surface of parcel	~ 154 m ²
Balcony Surface	~ 2 m ²
Terrace surface	~ 20 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	2
Heating system	Electricity, Wood
Domestic water heating system	Electricity
Heating installation	Radiator, Stove
Second home	Authorized
Inside parking place/s	1 included
Outside parking place/s	1 included
Total nb. of parkings	2 included
Construction zone	Zone des centres villageois H80
Parking places	Yes, obligatory

DISTANCES

Public transports	147 m
Primary school	2559 m
Stores	1568 m
Restaurants	1054 m

DISTRIBUTION

Lower ground floor

- 2 cellars
- Workshop
- Garage
- Park space

1st floor

3.5-room apartment:

- Entrance hall
- 2 bedrooms
- Living room
- Dining room

- Kitchen
- Shower room
- Private laundry

2nd floor

2.5-room apartment:

- Dining room/kitchen
- Small living room
- Bedroom
- Grenier

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Residential area
- Restaurant(s)
- Primary school
- Religious monuments

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Parking
- Garage

INSIDE CONVENIENCES

- Eat-in-kitchen
- Cellar
- Garret
- Workshop
- Unfurnished
- Swedish stove
- Triple glazing
- Bright/sunny
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- North
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Valley view
- Panoramic
- Mountains

STYLE

- Classic

FINANCIAL DATA**Price****CHF 550'000.-****Availability**

To be discussed

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