

## BEUSON (NENDAZ)



Large property with garage and workshops

**CHF 1'750'000.-**

Parking place(s) included



6.5



5



~171 m<sup>2</sup>

n° ref.

**5732198\_042810**



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Switzerland

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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

### **EXCLUSIVELY SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!**

Ideally located on a prime plot in the upper reaches of the village of Beuson, this property comprises a detached villa and a 100 m<sup>2</sup> concrete garage with its 100 m<sup>2</sup> workshop with a wood-covered metal structure offers a very pleasant location. Indeed, the villa, located near a forest running alongside a stream, is surrounded by greenery. The air is pure and nuisances non-existent. Its location and the composition of its surroundings bring plenty of coolness during the long summer season. Thanks to its position overlooking the village below, it enjoys plenty of sunshine, even during the cold season. The property is located just ten minutes from the amenities of Sion and the ski resorts of Haute-Nendaz and Veysonnaz.

This property, comprising several buildings on a plot of almost 3,000 m<sup>2</sup>, is ideal for an entrepreneur who would like to live in the adjoining villa or rent it out. It is also possible to buy the property as a residence, taking advantage of all its annexes for private use.

The villa, built in 2002, offers a beautiful living room connected to a large garden with covered terrace. Thanks to its quality materials such as metal, solid wood and glass, it offers beautiful features as well as a very pleasant light atmosphere. The large concrete garage could also be used as the main garage for the house. Thanks to its high slab height and impressive dimensions, it can park very large vehicles or numerous standard-sized vehicles.

The house's original garage has been converted into a large office with bay window. It could be used to install a business or other living space useful to the

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dwelling above.

**SURFACES**

Living area	~ 171 m <sup>2</sup>
Weighted Surface	~ 174 m <sup>2</sup>
Surface of parcel	~ 2983 m <sup>2</sup>
Terrace surface	~ 9 m <sup>2</sup>
Underground surface	~ 90 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	2
Year of construction	2002
Year of restoration	2010
Heating system	Heat pump, Wood
Domestic water heating system	Heat pump
Heating installation	Floor, Stove
Second home	Authorized
Inside parking place/s	4 included
Outside parking place/s	4 included
Total nb. of parkings	4 included
Construction zone	commune
Parking places	Yes, obligatory

**ANNEXES**

- 100-square-meter workshop built in 2004
- 100-square-meter large concrete garage built in 2010

**DISTANCES**

Public transports	376 m
Primary school	2946 m
Stores	1474 m
Restaurants	476 m

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

- Large laundry room
- Unheated office converted from garage
- Cellar and utility room

**Upper ground floor**

- Entrance hall
- Separate living room
- Kitchen open to dining room
- Shower room
- Bedroom

**1st floor**

- 4 nice sized bedrooms
- Bathroom
- Hall distribution

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Mountains
- Bus stop
- Primary school
- Secondary school
- Ski resort
- Hiking trails
- Bike trail
- Concert hall
- Religious monuments
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Parking
- Garage
- Petanque ground
- Built on even grounds

**INSIDE CONVENIENCES**

- Open kitchen
- Cellar
- Wine cellar
- Workshop
- Craft room
- Unfurnished
- Built-in closet
- Heating Access

- Swedish stove
- Double glazing
- Bright/sunny
- With front and rear view

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Connections for washing tower
- Bath
- Shower
- Phone
- Cable/TV
- Internet connection
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**ORIENTATION**

- North

**EXPOSURE**

- Favourable
- All day

**VIEW**

- Nice view
- Unobstructed
- Far view

**FINANCIAL DATA****Price****CHF 1'750'000.-****Availability**

To be discussed

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- Valley view
- Mountains

## **STYLE**

- Classic



























