

OVRONNAZ



Very pleasant, quiet chalet with magnificent
mountain views

CHF 1'100'000.-

Parking place(s) included



6.5



5



~131.8 m²

n° ref. **037175**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Located in the charming ski resort of Ovronnaz, in the heart of the Canton of Valais, this very pretty chalet offers a very pleasant living environment with its spacious south-facing terrace and nature within easy reach with the forest edge bordering the plot.

Erected in 2003 on a plot of approximately 566 m² in a quiet neighborhood just 5 minutes' walk from the "Bains d'Ovronnaz", this charming chalet enjoys a beautiful exposure as well as a magnificent view of the Alps.

Very bright, this 130 sq. m. property features a light-filled living area with a lovely wood-burning stove, opening onto a large 50 sq. m. terrace and the surrounding countryside.

Two of the three bedrooms also benefit from direct access to the outdoors via the balcony. With their exposed beams and white-painted ceilings, they create a very calm and restful atmosphere.

This property is ideally complemented by a covered parking space and 4 outdoor parking spaces.

SURFACES

Living area	~ 131.8 m ²
Surface of parcel	~ 566 m ²
Terrace surface	~ 50 m ²
Non built surface [sqm]	~ 479 m ²
Useful surface	~ 132 m ²
Total surface	~ 132 m ²
Volume	~ 564.4 cbm

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	2
Gross living area	~ 132 m ²
Year of construction	2003
Heating system	Heat pump, Wood
Domestic water heating system	Heat pump
Heating installation	Floor, Stove
Second home	Authorized
Outside parking place/s	3 included
Total nb. of parkings	3 included

ANNEXES

- Covered parking space
- 4 outdoor parking spaces

DISTANCES

Public transports	289 m
Stores	951 m
Post office	559 m
Restaurants	230 m

DISTRIBUTION**Ground floor**

- Separate entrance hall with storage and technical area
- Entrance opening onto living area
- Living room with wood-burning stove
- Kitchen opening onto dining room and living room
- Shower room with guest toilet
- Bedroom with unobstructed view, currently used as an office

1st floor

- 3 double bedrooms, two of which have access to a large south-facing balcony with mountain views
- Shower room/wc
- Separate toilet
- Large laundry room with storage space



LOCATION

Ovronnaz, situated at an altitude of 1,350 meters at the foot of the Muverans mountain range, boasts a lovely ski area with a wide variety of landscapes, stretching from 1,390 to 2,463 meters.

The resort also boasts a year-round spa, "Les Bains d'Ovronnaz", with two outdoor pools, an indoor pool, a jacuzzi and a massage area.

In addition, its many hiking trails and summer activities make it an ideal holiday resort in any season.

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Indoor swimming pool
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Carport

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Swedish stove
- Bright/sunny
- Natural light
- Exposed beams

EQUIPMENT

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

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'100'000.-

Availability

To be discussed

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