### OVRONNAZ



Very pleasant, quiet chalet with magnificent mountain views

### CHF 1'100'000.-

Parking place(s) included







~131.8 m<sup>2</sup>

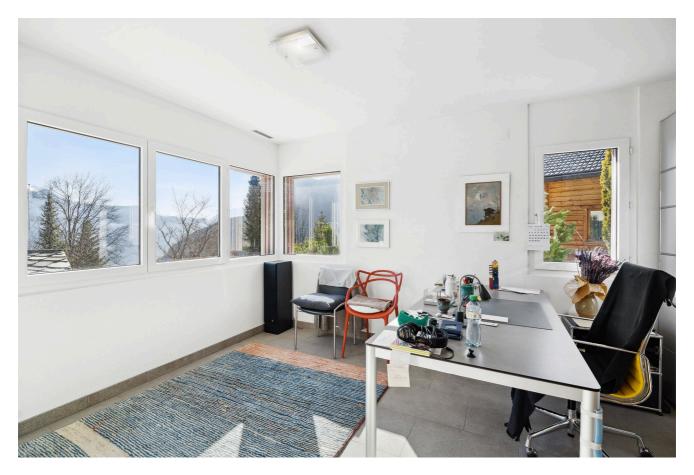
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#### SITUATION AND DESCRIPTION

#### **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 m²  |
|---------------------------|-------------|
| Surface of parcel         | ~ 566 m²    |
| Terrace surface           | ~ 50 m²     |
| Non built surface [ sqm ] | ~ 479 m²    |
| Useful surface            | ~ 132 m²    |
| Total surface             | ~ 132 m²    |
| 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 m²        |
| 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.

#### **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 Availability CHF 1'100'000.-

To be discussed

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