

ARBAZ



Architect-Designed Luxury Chalet with Lake View – Arbaz, Valais

Price upon request



11



6



~745 m²

n° ref. **Bach_New**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nestled in the heart of one of the most sought-after neighbourhoods of Arbaz, this exceptional **luxury residence**, built in 2020, offers **745 sqm of living space** set within a **rare natural haven**. Situated on a beautifully landscaped plot of **2,460 sqm**, the property is entirely planted with mature trees, blooming flowers, and a curated botanical garden with a **direct, unobstructed view of the lake**.

This **detached, architect-designed chalet** seamlessly blends contemporary design with premium materials and dramatic panoramic openings to the surrounding **Valaisan Alps**. A **private sanctuary** for lovers of tranquillity, sunlight, and nature, yet located in close proximity to all essential urban amenities.

Layout:

Ground floor:

- Cathedral-style living room with expansive picture windows offering sweeping views of the garden and lake
- Fully equipped open-plan kitchen with central island
- Winter garden / glassed-in veranda with direct access to a large, south-facing terrace
- Private office or studio with independent access
- Master suite with en-suite shower room and walk-in wardrobe
- Double bedroom with en-suite shower room
- Entrance hall with built-in library and cloakroom
- Guest WC

First floor:

- 4 double bedrooms, including one with a private south-facing terrace

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- Spacious open-plan office overlooking the living room, with panoramic lake and mountain views
- Library
- 2 additional shower rooms

Attic:

- Games room with baby-foot table

Lower ground floor – Wellness & Utility Area:

- Private wellness space with heated indoor swimming pool (12 x 7 m)
- Sauna
- Changing room with shower
- Dedicated technical room
- Pantry / cold room
- Wine cellar
- Laundry room
- Archive room
- Workshop
- Cloakroom with fitted storage adjacent to the garage
- Large garage for 4 vehicles + bicycle storage
- Direct access to the flat landscaped garden, ideal for entertaining or peaceful relaxation

Outstanding Features:

- Breathtaking open views of the lake and surrounding alpine peaks
- Full south-facing orientation, ensuring optimal sunlight year-round
- Unique natural setting with direct access to the Bisse de Sion waterfall
- Just 5 minutes from the ski slopes of Anzère and 20 minutes from Sion (Valais capital and international airport)

Conditions of Sale:

Available exclusively as a **primary residence**.

A rare opportunity combining **elegance**, **modern comfort**, and **total immersion in nature**.

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SURFACES

Living area	~ 745 m ²
Weighted Surface	~ 785 m ²
Surface of parcel	~ 2460 m ²
Terrace surface	~ 121 m ²

CHARACTERISTICS

Number of rooms	11
Number of bedrooms	6
Year of construction	2019
Heating system	Heat pump
Heating installation	Floor, Stove
Second home	Non authorized
Parking places	Yes, obligatory

PROXIMITY

- Villa area
- Green
- Park
- Mountains
- Lake
- Fog-free
- River
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Public swimming pool
- Near a golf course
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Bench
- Quiet
- Greenery
- Pond

- Waterfront
- Noise barrier
- Fence
- Annex
- Shed
- Visitor parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Garage
- Box
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Wintergarden
- Veranda
- Cellar
- Carnotzet
- Bicycle storage
- Ski storage
- CP-Shelter
- Storeroom
- Workshop
- Sauna
- Fitness room
- Swimming pool
- Spa
- Recreationroom
- Craft room
- Built-in closet
- Swedish stove
- Double glazing

FINANCIAL DATA**Price****Availability****Price upon request**

immediately

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- Skylights
- With front and rear view
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Laundry drop
- Shower
- Bath
- Central vacuum

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Unobstructed

- Panoramic
- With an open outlook
- Lake
- Stream
- Garden
- Forest
- Mountains
- Alps



