

NÉMIAZ (CHAMOSON)



Architect-designed villa on large flat plot

CHF 1'650'000.-

Parking place(s) included



7.5



5



~264 m²

n° ref. **045611**



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Mathieu Revaz
+41 78 948 08 11
mathieu.revaz@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

An exclusive Switzerland Sotheby's International Realty

Ideally located on the heights of the Chamoson commune, Némiaz is a small village enjoying spectacular views and much appreciated peace and quiet. Thanks to its advanced position and southern exposure, the village enjoys plenty of sunshine all year round. Némiaz is surrounded by greenery and mountains, which places the destination on the route of several hikes crossing the commune from Chamoson to Ovronnaz.

In the heart of the village, this imposing detached villa with approx. 281 m² of floor space was built in 1986 with the aim of respecting nature by minimizing its environmental impact. Among other things, it was built without quartz and with a maximum of organic materials.

The house boasts magnificent volumes, thanks in particular to its immense living room void with a walkway upstairs linking its two wings. Its large bay windows bring a lot of light into the living room and offer a beautiful unobstructed view of the mountains. As soon as you leave the entrance hall, the house gradually opens up and the ceiling rises. The main living area is directly linked on one side to an office and bedroom with reading corner, and on the other to a double dining room and kitchen connected to the large covered terrace.

The 2,776-square-meter property is completely flat and very well treed, allowing the realization of numerous outdoor projects.

The villa has a double carport as well as several outdoor parking spaces.

www.switzerland-sothebysrealty.ch

SURFACES

Living area	~ 264 m ²
Weighted Surface	~ 281 m ²
Surface of parcel	Starting at ~ 2776 m ²
Balcony Surface	~ 6 m ²
Terrace surface	~ 43 m ²

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Year of construction	1986
Year of restoration	2023
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Construction zone	Canton
Parking places	Yes, obligatory

DISTANCES

Public transports	572 m
Primary school	736 m
Stores	1054 m
Restaurants	127 m

DISTRIBUTION**Ground floor**

- Entrance hall open to large living room
 - Separate kitchen with double dining area and commissary
 - Office and bedroom
 - WC shower room
- Large covered terrace
- Double carport and large garden

1st floor

- Mezzanine

- 3 bedrooms including a master suite with shower, bath and separate WC
- Shower room WC

Basement

- Wet cellar
- Technical room/laundry room
- Cellar



CONSTRUCTION

- Environmentally-friendly construction with little wave interference
- Expansion possibilities

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Bus stop
- Child-friendly
- Primary school
- Sports centre
- Ski resort
- Hiking trails
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Covered parking space(s)
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Guests lavatory
- Dressing
- Pantry
- Wine cellar
- Storeroom
- Partially furnished
- Built-in closet
- Fireplace

- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- Mezzanine
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Internet connection

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Unobstructed
- With an open outlook

FINANCIAL DATA**Price**

CHF 1'650'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Mountains

STYLE

- Classic













