

# NÉMIAZ (CHAMOSON)



Architect-designed villa on large flat plot

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**CHF 1'650'000.-**

Parking place(s) included



7.5



5



~264 m<sup>2</sup>

n° ref. **045611**



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## SITUATION AND DESCRIPTION

### An exclusive Switzerland Sotheby's International Realty

Ideally located on the heights of the Chamonix 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 Chamonix to Ovronnaz.

In the heart of the village, this imposing detached villa with approx. 281 m<sup>2</sup> 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.

## **SURFACES**

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

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

## **Basement**

- Wet cellar
- Technical room/laundry room
- Cellar

## **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

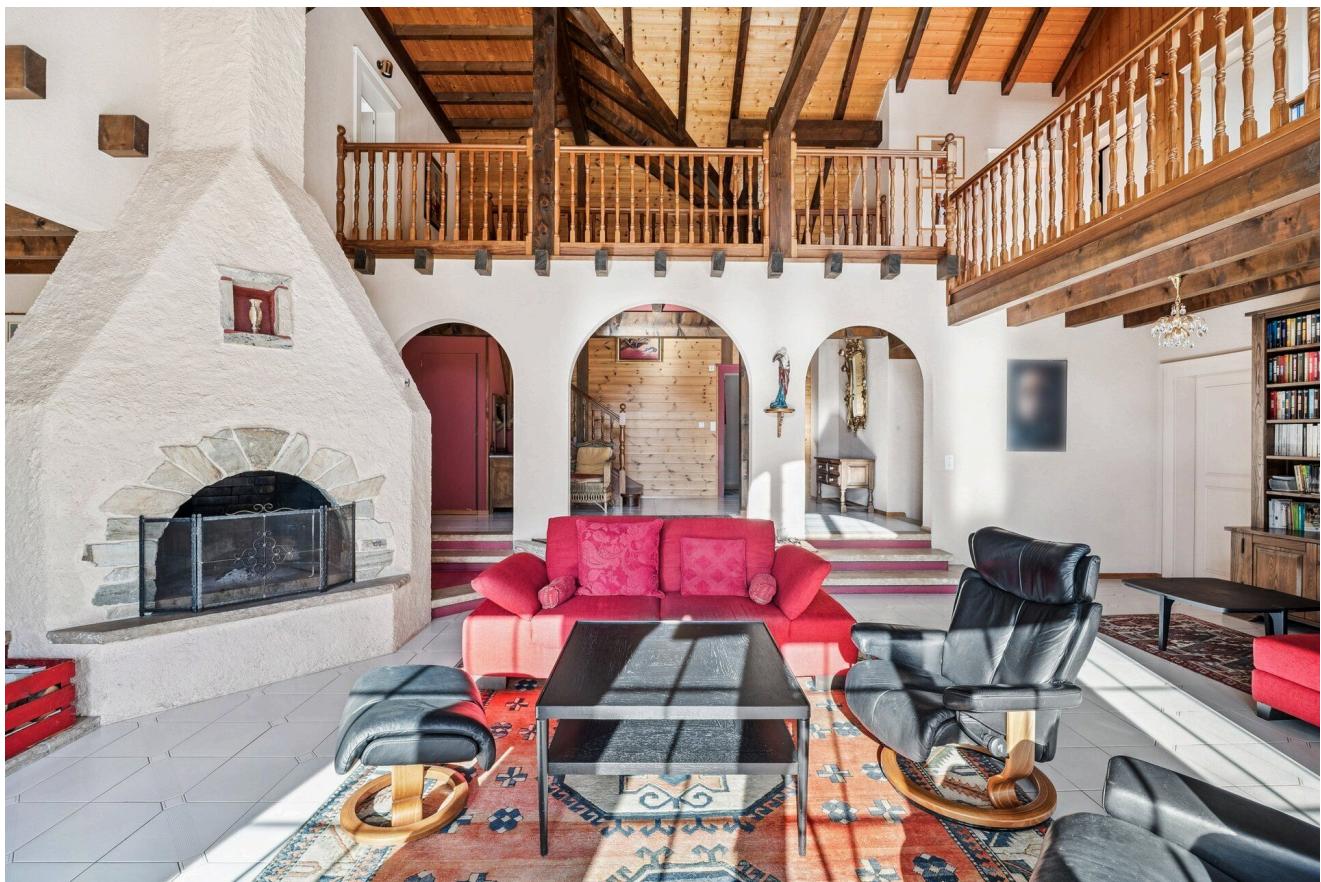
## **DISTRIBUTION**

### **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



## 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

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- Mountains

**STYLE**

- Classic





