

BAAR (NENDAZ)



Semi-detached villas in Baar - Exceptional yields!

Price upon request

Parking place(s) included



7.5



5



~660 m²

n° ref. **039107D**



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SITUATION AND DESCRIPTION

Located on the left bank opposite Savièse, on the other side of the valley, the charming village of Baar is only a few minutes from the capital.

This property consists of two villas twinned by a large common room. It offers breathtaking views of the surrounding valley and mountains. Upon entering, you'll immediately be charmed by the bright, spacious atmosphere of this living space. Thanks to its north-west exposure, you'll be able to enjoy the last rays of sunshine at the end of the day.

If you're a winter sports enthusiast, the villas offer quick access to the 4 Vallées ski area. It's also at the start of many hiking trails. The entire property is enclosed by vegetation, a fence and a gate, allowing you to feel exclusively at home in a very pleasant setting.

The villas have been built in a very modern style, using an unusual distribution of space. In fact, the architect wanted to emphasize their generous volumes. The smaller villa is rented out on a regular basis, offering a very attractive return for owners wishing to live in the larger house. The two spaces have been very well separated, allowing everyone to live without disturbing the others.

Discover the refinement of modern living in this quiet, welcoming neighborhood, where elegant design meets contemporary comfort.

The property is sold with a garage, carport and several cellars.

Price breakdown:

- Villa 1 : CHF 1'790'000.-
- Villa 2 : CHF 1'500'000.-

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- Total: CHF 3'290'000.-

**It is not possible to purchase a lot separately.
However, the rental yield allows financing of the
whole.**

SURFACES

Living area	~ 660 m ²
Surface of parcel	~ 2241 m ²
Volume	~ 2741 cbm

CHARACTERISTICS

Number of flats	2
Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	4
Year of construction	2002
Year of restoration	2022
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	4 included
Number of boxes	1 included
Total nb. of parkings	5 included
Parking places	Yes, obligatory

ANNEXES

- Garage box with mezzanine
- A carport
- Several outdoor parking spaces

DISTANCES

Public transports	592 m
Primary school	182 m
Stores	1239 m
Restaurants	544 m

DISTRIBUTION**Ground floor****Main villa:**

- Entrance hall with wardrobes
- Guest toilet
- Large living room adorned with fireplace with access to terrace
- Fully equipped kitchen
- A commissary
- Two large bedrooms with built-in wardrobes and large bathroom

Central space:

- Laundry room
- A cellar
- Large storage space
- Entertainment area

Secondary villa:

- Entrance hall with wardrobes
- Guest toilet
- Large living room adorned with a fireplace with access to the terrace
- Fully equipped kitchen

1st floor**Main villa:**

- Master bedroom with fireplace
- Shower room/Wc
- Study/TV area
- Recreation room

Secondary villa:

- 2 large en-suite bedrooms
- An office area

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Restaurant(s)
- Bus stop
- Preschool
- Primary school
- Ski piste
- Ski resort
- Cross-country ski trail
- Religious monuments
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Fence
- Storeroom
- Covered parking space(s)
- Parking
- Garage
- Built on even grounds

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Cellar
- Storeroom
- Built-in closet
- Fireplace
- Double glazing

- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Phone
- Cable/TV
- Internet connection
- Interphone
- Electric gate
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- Good

ORIENTATION

- North
- West

EXPOSURE

- Good
- All day

VIEW

- Nice view

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

To be discussed

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- Clear
- Mountains

STYLE

- Modern





















