

# HÉRÉMENCE



Your mountain cocoon, as a primary or  
secondary residence

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**CHF 325'000.-**

Parking place(s) included



4.5



3



~85 m<sup>2</sup>

n° ref. **045306**



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## SITUATION AND DESCRIPTION

Rare for sale, this cozy nest is located in a charming village house built over the course of time (1750-1890-1950).

Situated at the entrance of the hamlet, it offers stunning views of the upper Valley and Grande Dixence.

Partially renovated in 2023, the 3.5-room apartment of approx. 65 m<sup>2</sup> benefits from double glazing (2000) and a kitchen renovated in 2023.

There are numerous possibilities for conversion and expansion for this apartment with, among other things, a convertible galetas and various interior layout options.

In addition, the lower floor, with its separate entrance, WC and existing laundry room, offers the possibility of both extending the living floor and creating an independent studio (subject to acceptance by the commune).

Both floors have their own south/southwest-facing balcony, and will be OIBT-tested in 2021.

Two woodsheds, one of which has been converted into a workshop, and an outdoor parking space complete this property.

Possibility of renting a second parking space.

## SURFACES

Living area	~ 85 m <sup>2</sup>
Surface of parcel	~ 130 m <sup>2</sup>
Useful surface	~ 95 m <sup>2</sup>
Volume	~ 300 cbm

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	2
Gross living area	~ 85 m <sup>2</sup>
Year of construction	1950
Year of restoration	2023
Heating system	Fuel oil, Wood
Heating installation	Radiator, Stove
Second home	Authorized
Outside parking place/s	1 included
Construction zone	Zone village
Altitude	1300 m

## ANNEXES

- Burner converted into workshop
- Burner divided into two parts, one rented, the other with room for oil tank
- Outside parking space

## DISTANCES

Station	8460 m
Public transports	89 m
Nursery school	2958 m
Primary school	3047 m
Cable car	2623 m
Post office	2830 m
Restaurants	2564 m

## DISTRIBUTION

### Lower ground floor

- Entrance hall
- Independent toilet
- Great bedroom

- Large laundry room
- South/southwest-facing balcony

### Upper ground floor

- Entrance hall with storage
- Kitchen opening onto dining room
- Living room opening onto South/South-West-facing balcony
- 2 bedrooms
- Shower room with WC
- Access to convertible attic



## LOCATION

Nested in the heart of the Val d'Hérens, in the traditional hamlet of Mâche (Commune d'Hérémence), this property enjoys an ideal location close to the lifts of the Verbier 4 Vallées ski area, the thermal baths of Hérémence and its tennis courts, as well as around twenty minutes from the town of Sion and its motorway access.

Mâche is a particularly dynamic, authentic hamlet, committed to maintaining and enhancing traditions as much as human values and encounters between all generations and backgrounds.

With its traditional architecture, combining charm and tranquility, close to all amenities, the hamlet of Mâche is a great place to live both year-round and to enjoy your weekends and vacations.

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Ski piste
- Ski resort
- Ski lift
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Quiet
- Annex
- Storeroom
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Storeroom
- Workshop
- Craft room
- Swedish stove
- Double glazing

## EQUIPMENT

- Fitted kitchen

- Shower

## FLOOR

- Parquet floor
- Antique parquet floor

## CONDITION

- Very good

## ORIENTATION

- South
- West

## VIEW

- Unobstructed
- Mountains

## FINANCIAL DATA

### Price

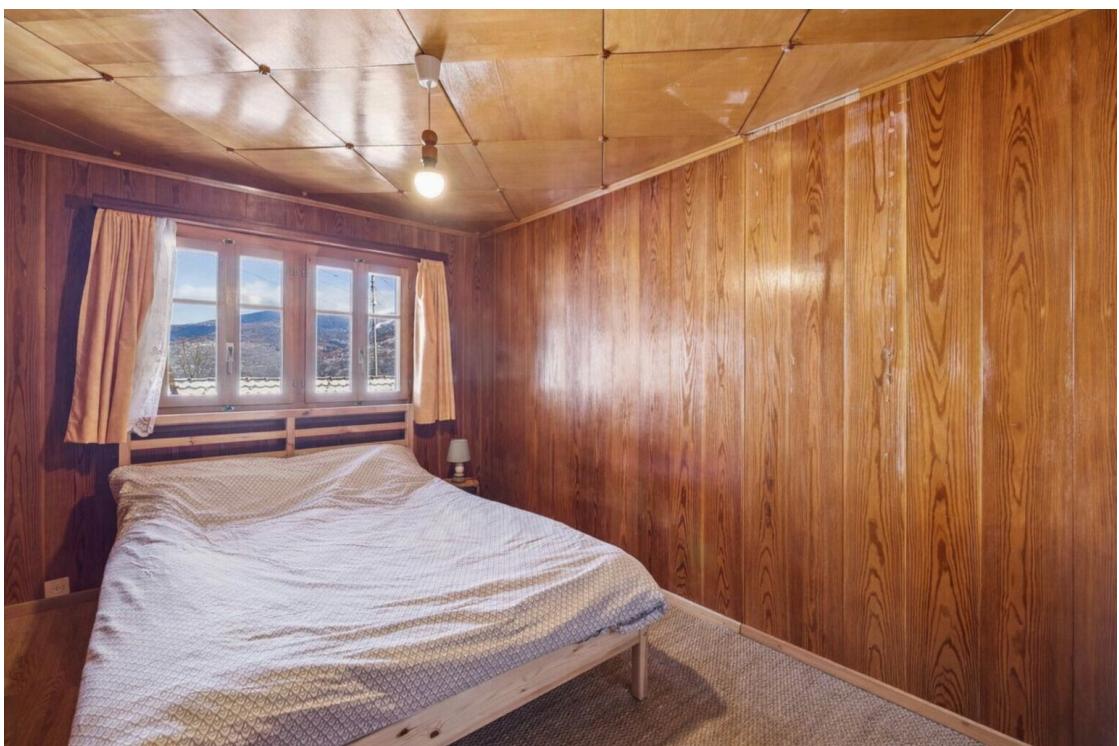
**CHF 325'000.-**

### Availability

To be discussed

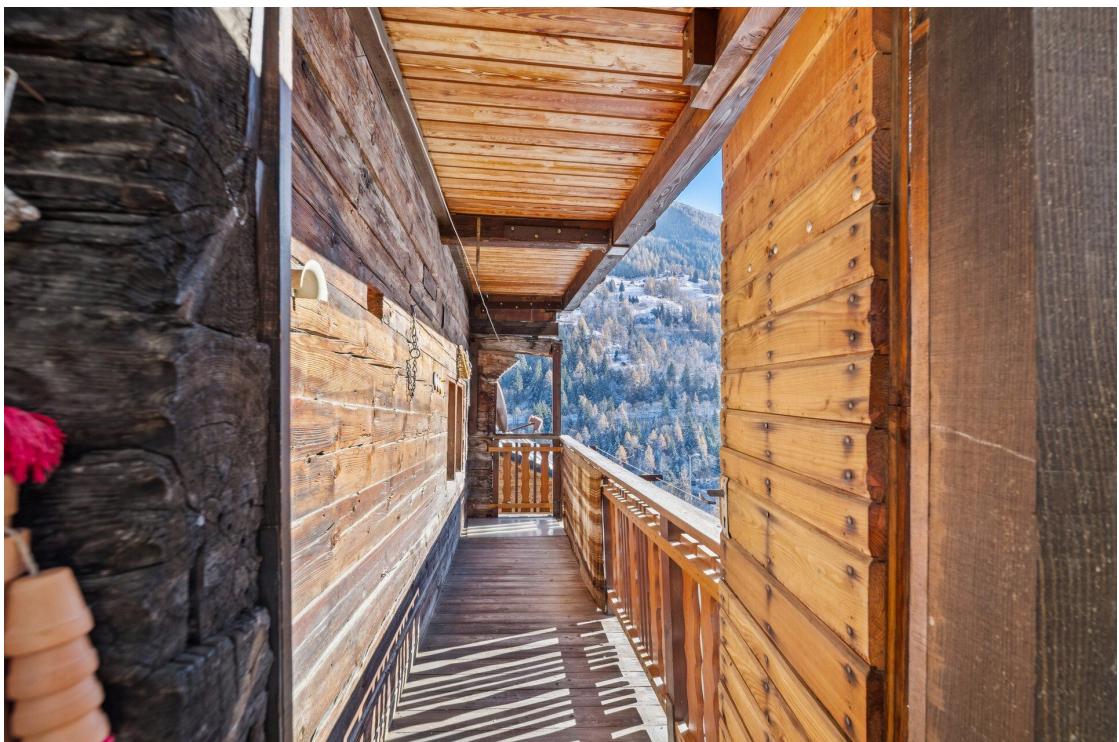
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