



INVESTMENT OPPORTUNITY: MODERN 3.5-ROOM APARTMENT ALREADY RENTED A2

Route de Planchouet 235 | 1997 Haute-Nendaz | Reference : 5672438

CHF 630,000.-

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This 3.5-room apartment, located on a half-level landing above the rear access to the building, represents an exceptional opportunity for an investor looking for a solid, profitable property.

The apartment offers a highly appreciated configuration with two bedrooms, each with its own private bathroom, guaranteeing comfort and privacy for the occupants. This layout optimizes rental value and meets a wide range of requirements, both for long-term rental and for more flexible use.

The living area features a modern open kitchen with bar, perfectly integrated into the living room. This creates a convivial and functional atmosphere, making the property even more attractive to current and future tenants.

There's also a ski locker and a large bike room with sockets.

Major asset: the property is currently rented out, ensuring immediate income and rental stability. Its location, modern layout and excellent upkeep make it a safe investment with a very good value for money on the local market.

This property has a winning combination of location, functionality, rental appeal and profitability

CHARACTERISTICS

Reference: **5672438**

Type: **Apartment**

Availability: **Immediate**

Rooms: **3.5**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **1st floor**

Living area: **~ 62 m²**

Charges: **CHF 1,500.-/year (Not specified)**

Year of construction: **1937**

Latest renovations: **2022**



ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A	A	A	
B			
C			
D			
E			
F			
G			

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Latest renovations	2022
Type	Apartment	Energetic efficiency	A
Reference	5672438	Building envelope	A
Second home	Authorized	Heating type	Heat pump
Rooms	3.5	Heating installation	Floor
Bedrooms	2	Condition of the property	New
Bathrooms	2	Standing	Upmarket
Number of toilets	2	Living area	~ 62 m²
Location floor	1st floor	Total surface	~ 79 m²
Charges	CHF 1,500.-/year (Not specified)	Parking spaces	Yes, obligatory
Year of construction	1937	Exterior parking	1 included

CONVENIENCES

NEIGHBOURHOOD

- Mountains

INSIDE CONVENIENCES

- Without elevator
- Bright/sunny
- Animals allowed
- Furnished
- With character

EQUIPMENT

- Fitted kitchen
- Fridge
- Dryer
- Ceramic glass cooktop
- Dishwasher
- Laundry
- Induction cooker
- Washing machine
- Shower

FLOOR

- Vinyl

CONDITION

- As new

ORIENTATION

- North

STYLE

- Modern
- Rustic

PICTURE(S)

















