



FOR SALE IN NENDAZ: BEAUTIFUL CHALET IN A QUIET LOCATION!

Route des Clèves 12 | 1997 Haute-Nendaz | Reference : 2652510

CHF 1,940,000.-

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	6
Big pictures	8

FOR SALE IN NENDAZ: BEAUTIFUL CHALET IN A QUIET LOCATION!

CH-1997 Haute-Nendaz | Route des Clèves 12 | **CHF 1,940,000.-**



For sale in Nendaz: Beautiful chalet in a quiet location!

This 4 bedroom chalet is located very close to the centre of Haute-Nendaz, yet in a quiet location. The rooms are spread over three floors, a large cellar and a garage.

The three terraces and the beautiful garden allow you to enjoy the sun all day long. Spend some pleasant moments with your family and guests!

BASEMENT

- Cellar

LOWER GROUND FLOOR

- Main entrance
- Office
- TV room
- Separate WC
- Laundry room
- Technical room
- Garage

GROUND FLOOR

- Entrance
- Shower

CHARACTERISTICS

Reference: **2652510**

Type: **Chalet**

Availability: **To agree**

Rooms: **7.5**

Bedrooms: **6**

Bathrooms: **3**

Living area: **~ 218 m²**

Weighted Surface: **~ 286 m²**

Ground surface: **~ 1480 m²**

Year of construction: **1979**

Latest renovations: **2022**



- Large kitchen with dining area
- Large living room
- Terrace

1ST FLOOR

- 4 bedrooms
- 2 mezzanines
- Bathroom
- Balcony

OUTSIDE CONVENIENCES

- Driveway with parking spaces
- 2 terraces
- Large garden with Jacuzzi

MUNICIPALITY

The commune counts fifteen villages and hamlets. Basse-Nendaz is the administrative and parish capital.

Near Sion, the commune of Nendaz is located in the middle of the Rhône valley, on the left bank. Its immense territory of 8593 hectares has several unique characteristics: it follows the contours of the valley of the same name and extends from the fertile plain to the eternal snows.

The forest occupies nearly a quarter of its land. It plays a notorious protective role, protecting against erosion and avalanches. The valley is divided into two slopes by the Printse, a tumultuous river, both source and outlet of a multitude of bisses (artificial water channel) used for irrigation.

Nendaz is crowned with magnificent peaks, such as the Rosablanche which, culminating at 3336 meters, is the most beautiful alpine belvedere of the central Valais or the Mont-Fort (3330 meters) today accessible to all thanks to the ski lifts.

LEISURE TIME

Mountain, fresh air, quality of life, family, unique ...!

Winter sports

Guaranteed snow, 412 km ski slopes, 92 ski lifts ... The ski area of the 4 Vallées offers everything to please all, beginners and experts. In Nendaz you will experience snowy adventures that you will remember a long time!

Unique experiences along the Bisses

You can trek from spring to autumn along the 8 Bisses located between 800 and 2200 metres and enjoy the colours of each season.

Hiking

The possibilities for summer hikes are vast to delight young and old, from the plain to the mountains. The Cleuson dam, the glacial lake of Grand Désert, the Japanese garden are just some examples. In winter you can also enjoy the many signposted footpaths and snowshoe trails.

Spa

After a day of skiing or strolling in the fresh air, what could be more relaxing than lounging in the "Spa des Bisses"? Enjoy an experience of well-being in a unique environment at 2200 sqm. You will find everything your heart desires.

Accommodation and gastronomy

From picturesque guest houses to 4* hotels, everyone finds an accommodation according to their wishes. Nendaz provides cosy restaurants serving traditional meals from Valais and dining establishments offering world cuisine or classified by Gault & Millau.

Activities and Events

International Festival of the alpine horn, classical guitar, Nendaz market, sunrises on the Mont-Fort, Nendaz Freeride and Nendaz Trail are some of the many events and activities that await you in Nendaz.

Facilities

Our resort offers the amenities of a small town all year round: supermarkets, boutiques, post office, police station, doctors, dentist, pharmacy, optician, banks, accountants, notaries, bakeries, butchers, dairy, beauty and hairdressing salons, garages, builders, busses, etc.

CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Balcony	1
Type	Chalet	Total number of floors	3
Reference	2652510	Heating types	Fuel oil, Electricity, Wood
Second home	Authorized	Altitude	1,390 m
Sale to persons abroad authorized	Yes	Construction zone	H20
Rooms	7.5	Living area	~ 218 m²
Bedrooms	6	Ground surface	~ 1480 m²
Bathrooms	3	Weighted Surface	~ 286 m²
Number of toilets	3	Terrace surface	~ 73 m²
Year of construction	1979	Balcony surface	~ 23 m²
Latest renovations	2022	Interior parking	1
Number of terraces	3	Exterior parking	2

CONVENIENCES

NEIGHBOURHOOD

- | | | |
|-----------------|--------------|---------------------------|
| - Villa area | - Ski piste | - Cross-country ski trail |
| - Shops/Stores | - Ski resort | - Hiking trails |
| - Restaurant(s) | - Ski lift | - Bike trail |
| - Bus stop | | |

OUTSIDE CONVENIENCES

- | | | |
|---------------|-----------|-----------|
| - Balcony/ies | - Garden | - Jacuzzi |
| - Terrace/s | - Parking | |

INSIDE CONVENIENCES

- | | | |
|----------------|-------------------|---------------|
| - Garage | - Guests lavatory | - Home cinema |
| - Open kitchen | - Cellar | - Furnished |

- Fireplace
- Double glazing

- Bright/sunny
- Exposed beams

- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer

- Shower
- Bath
- Phone

- Cable/TV
- Internet connection

FLOOR

- Tiles
- Parquet floor

- Laminated

- Stone

CONDITION

- Very good

ORIENTATION

- North

- East

- West

EXPOSURE

- Favourable

VIEW

- Nice view

- Mountains

- Alps

STYLE

- Modern

- Rustic

PICTURE(S)

















