



## **CHARACTER CHALET WITH 2 ANNEXES AND A LARGE PLOT OF LAND IN HAUTE-NEND**

Quartier calme à Haute-Nendaz | 1997 Haute-Nendaz | Reference : 5870705

**CHF 1,185,000.-**

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# CHARACTER CHALET WITH 2 ANNEXES AND A LARGE PLOT OF LAND IN HAUTE-NEND

CH-1997 Haute-Nendaz | Quartier calme à Haute-Nendaz | **CHF 1,185,000.-**



Authentic 1853 chalet with outbuildings and extensive grounds in Haute-Nendaz

Located in a quiet area of Haute-Nendaz, this chalet dating from 1853 captivates with its authenticity, historic character and privileged natural setting. Set on a generous 1,360 m<sup>2</sup> plot, it offers a peaceful setting, privacy and great potential for lovers of mountains and character properties.

A property steeped in history

Built in the mid-19th century, this chalet has preserved its soul while benefiting from improvements over the years. The latest exterior renovation was carried out in 2025 with a new facade varnish, helping to protect the wood while enhancing its authentic aesthetic.

With 98 m<sup>2</sup> of living space, the chalet offers a warm, functional layout, ideal as a main residence or second home.

Interior layout

Living area

## CHARACTERISTICS

Reference: **5870705**

Type: **Chalet**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Living area: **~ 98 m<sup>2</sup>**

Ground surface: **~ 1360 m<sup>2</sup>**

Year of construction: **1853**

Latest renovations: **2025**

Parking spaces: **Yes, obligatory**



## CHARACTERISTICS

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### CHARACTERISTICS

|                                   |                   |                           |                                   |
|-----------------------------------|-------------------|---------------------------|-----------------------------------|
| Availability                      | <b>Immediate</b>  | Number of terraces        | <b>1</b>                          |
| Type                              | <b>Chalet</b>     | Total number of floors    | <b>3</b>                          |
| Reference                         | <b>5870705</b>    | Heating types             | <b>Electricity, Wood, Pellets</b> |
| Second home                       | <b>Authorized</b> | Heating installation      | <b>Radiator</b>                   |
| Sale to persons abroad authorized | <b>Yes</b>        | Condition of the property | <b>Very good</b>                  |
| Rooms                             | <b>4.5</b>        | Standing                  | <b>Standard</b>                   |
| Bedrooms                          | <b>3</b>          | Living area               | <b>~ 98 m<sup>2</sup></b>         |
| Bathrooms                         | <b>2</b>          | Ground surface            | <b>~ 1360 m<sup>2</sup></b>       |
| Number of toilets                 | <b>2</b>          | Parking spaces            | <b>Yes, obligatory</b>            |
| Year of construction              | <b>1853</b>       | Exterior parking          | <b>3 included</b>                 |
| Latest renovations                | <b>2025</b>       |                           |                                   |

### CONVENIENCES

#### NEIGHBOURHOOD

- |                        |                           |                  |
|------------------------|---------------------------|------------------|
| - Mountains            | - Ski piste               | - Bike trail     |
| - Bus stop             | - Ski resort              | - Soccer pitch   |
| - Public swimming pool | - Ski lift                | - Ice rink       |
| - Sports centre        | - Cross-country ski trail | - Doctor         |
| - Tennis centre        | - Hiking trails           | - Thermal center |

#### OUTSIDE CONVENIENCES

- |             |             |                       |
|-------------|-------------|-----------------------|
| - Terrace/s | - Annex     | - Parking             |
| - Garden    | - Shed      | - Ground level access |
| - Quiet     | - Storeroom |                       |

#### INSIDE CONVENIENCES

- |                |               |             |
|----------------|---------------|-------------|
| - Open kitchen | - Wine cellar | - Workshop  |
| - Cellar       | - Ski storage | - Furnished |

- Swedish stove
- Double glazing

- Bright/sunny

- With character

#### EQUIPMENT

- Fitted kitchen

- Shower

- Bath

#### FLOOR

- Parquet floor

- Carpet

#### ORIENTATION

- North
- South

- East

- West

#### EXPOSURE

- Good

#### VIEW

- Clear
- Unobstructed

- Panoramic
- Forest

- Mountains
- Alps

#### STYLE

- Rustic

## INTERIOR VIEW



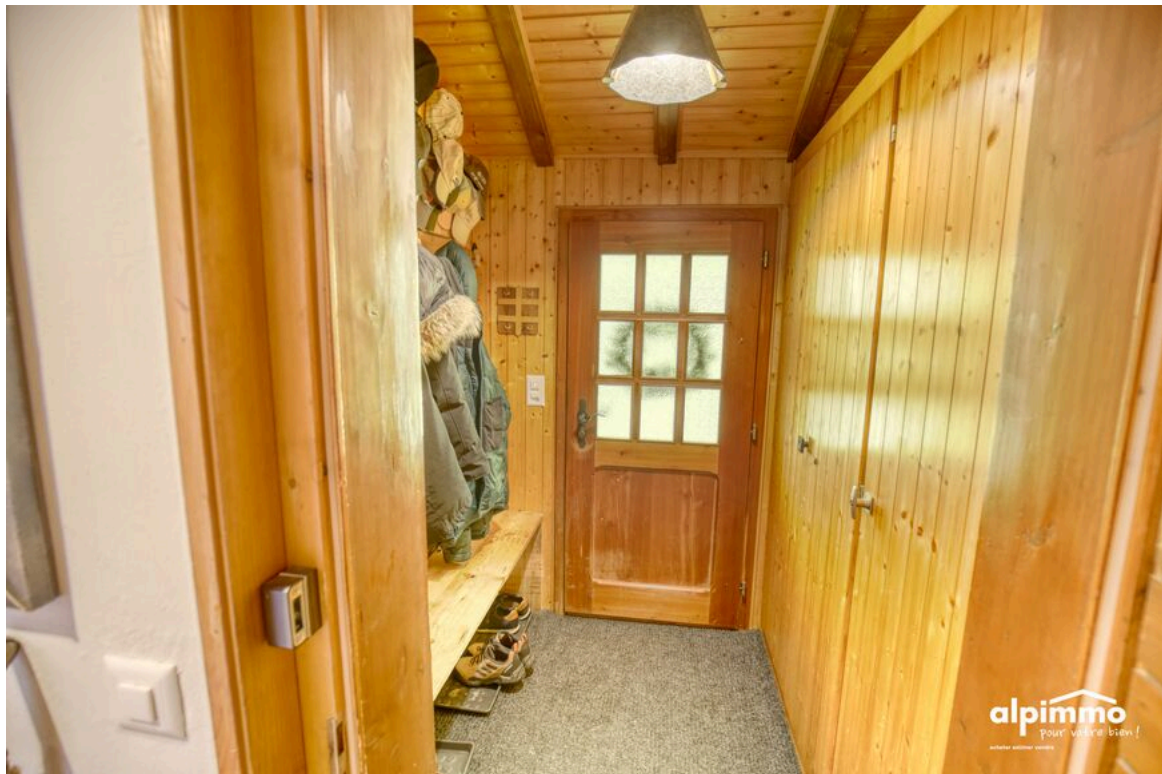


















## EXTERIOR VIEW











