



CHARMING LARGE 2.5 ROOM APARTMENT OF 60 M² WITH TERRACE/GARDEN - BASSE- NENDAZ

Route de nendaz 376 | 1996 Basse-Nendaz | Reference : 5699350

CHF 340,000.-

TABLE OF CONTENTS

Description page	3
Page location and distances	5
Detailed characteristics and conveniences	6
Big pictures	8

CHARMING LARGE 2.5 ROOM APARTMENT OF 60 M² WITH TERRACE/GARDEN - BASSE-NENDAZ

CH-1996 Basse-Nendaz | Route de nendaz 376 | **CHF 340,000.-**



This charming, spacious 60 m² 2.5-room apartment in Basse-Nendaz is housed in a perfectly maintained 2007 building. Offering a calm and pleasant living environment, it benefits from direct access to a pleasant terrace and private garden, ideal for enjoying the sun and alpine scenery.

The apartment has seen very little use, which is immediately apparent in its overall condition: it is as good as new, with remarkably well-preserved materials and surfaces.

The large, modern and bright shower room is fully equipped for disabled access, a rare asset in the region. The living room, open to the outside, offers a comfortable and flexible space, while the kitchen is harmoniously integrated for functional and pleasant daily use. The generous bedroom guarantees a calm and relaxing environment.

The layout is seamless, and the entire property reflects exemplary maintenance, enabling immediate possession without any work.

A rare object on the market: ideal as a primary or secondary residence, pied-à-terre or quality investment in the heart of the 4 Valleys

CHARACTERISTICS

Reference: **5699350**

Type: **Condominium apartment**

Availability: **Immediate**

Rooms: **2.5**

Bedroom: **1**

Bathroom: **1**

Location floor: **Garden floor**

Living area: **~ 60 m²**

Year of construction: **2007**

Parking spaces: **Not available**



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			
B	B	B	
C			
D			D
E			
F			
G			

LOCATION

CH-1996 Basse-Nendaz

|

Route de nendaz 376

|

CHF 340,000.-



Public transports	98 m	1 min.	1 min.
Stores	286 m	4 min.	4 min.

CHARACTERISTICS

CH-1996 Basse-Nendaz | Route de nendaz 376 | **CHF 340,000.-**

CHARACTERISTICS

Availability	Immediate	Energetic efficiency	B
Type	Condominium apartment	Building envelope	B
Reference	5699350	Direct CO2 emissions	D
Rooms	2.5	Number of terraces	1
Bedroom	1	Condition of the property	Very good
Bathroom	1	Standing	Standard
Number of toilets	1	Living area	~ 60 m²
Location floor	Garden floor	Terrace surface	~ 16 m²
Year of construction	2007	PPE charges	CHF 3,200.-/year
		Parking spaces	Not available

CONVENIENCES

NEIGHBOURHOOD

- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Cellar
- Carnotzet
- Bicycle storage
- Jacuzzi
- Furnished
- Double glazing

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Laundry

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- North
- East

EXPOSURE

- Morning

VIEW

- Clear
- Mountains
- Alps

INTERIOR VIEW









EXTERIOR VIEW





