



## **2.5-ROOM FLAT WITH PANORAMIC VIEWS, OPPOSITE THE SLOPES!**

Route de la Télécabine 50 | 1997 Haute-Nendaz | Reference : 5334139

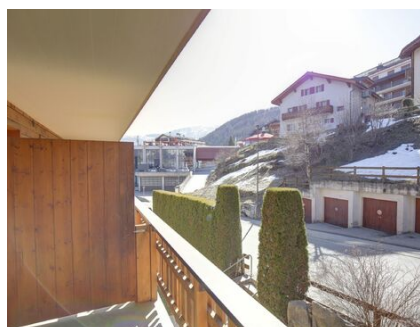
**CHF 415,000.-**

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## 2.5-ROOM FLAT WITH PANORAMIC VIEWS, OPPOSITE THE SLOPES!

CH-1997 Haute-Nendaz | Route de la Télécabine 50 | **CHF 415,000.-**



Experience the mountains in a different way!

Located in the centre of Haute-Nendaz, just 2 minutes' walk from the ski lifts and slopes, this charming 2.5-room flat enjoys an exceptional location. It will appeal just as much to nature and sports enthusiasts as to lovers of peace and comfort.

Offering breathtaking panoramic views, a peaceful environment and immediate proximity to all amenities, this property represents a rare opportunity in one of the most sought-after resorts in the Swiss Alps.

A prime location for an active and practical lifestyle:

- A stone's throw from shops, restaurants, bars, discos, supermarkets (Migros and Coop) thanks to the nearby funicular.
- Easy access to the Hotel Nendaz 4 Vallées SPA, with indoor/outdoor pool, for incomparable moments of relaxation.
- Optimal transport: postal bus stop to Sion 2 minutes' walk away, public car parks nearby.
- Immediate access to the ski slopes in winter and hiking trails in summer, so you can enjoy the mountains all year round.

A furnished, functional and spacious flat:

### CHARACTERISTICS

Reference: **5334139**

Type: **Condominium apartment**

Availability: **Immediate**

Rooms: **2.5**

Bedroom: **1**

Bathrooms: **2**

Location floor: **1st floor**

Living area: **~ 52 m²**

Year of construction: **1980**

Latest renovations: **2025**

Parking spaces: **Not available**

Heating type: **Gas**



A prime location for an active and practical lifestyle:

- A stone's throw from shops, restaurants, bars, discos, supermarkets (Migros and Coop) thanks to the nearby funicular.
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A furnished, functional and spacious flat:

Designed to comfortably accommodate up to 7 people, it has two fold-out beds, a double sofa bed (140 cm) and a bunk bed that sleeps three. Ideal for entertaining or seasonal rental!

- Entrance hall with built-in wardrobe
- Spacious living room with open-plan kitchen and sitting area
- 1 bedroom sleeping 5
- 1 bathroom
- 1 separate WC
- 1 large balcony (7m<sup>2</sup>) with views
- 1 private cellar
- 1 ski locker + shared storage room
- Living area: 52 m<sup>2</sup>
- Home automation: remote control of heating

Monthly charges: CHF 295 (including renovation fund)

Recent work carried out in the building:

- Connection to natural gas heating
- Double-glazed windows
- Complete refurbishment of roof and heating system
- Repairs to balcony railings

This property is available as a primary or secondary residence and can be purchased by non-Swiss residents.

Selling price:

- CHF 415,000 (as is, ideal for personalising the finishes to suit your tastes)
- CHF 455,000 (with renovated finishes planned for 2025)

The flat is sold fully furnished, ready for occupation or rental.

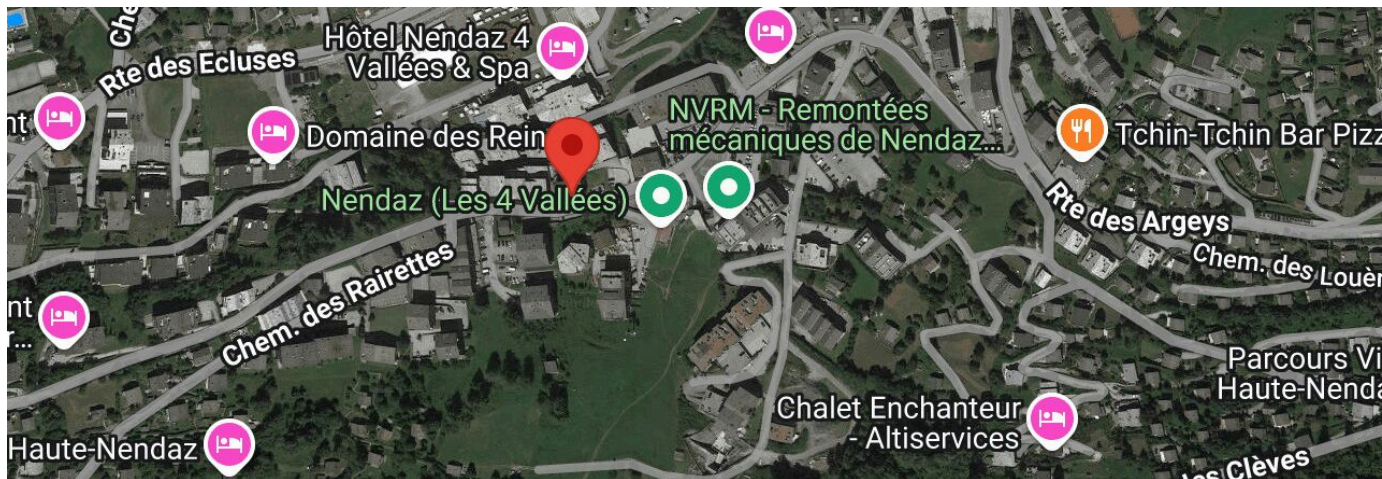
Renovation work is underway, and a new kitchen has just been installed.


Don't miss this unique opportunity to acquire a quality property in an exceptional alpine setting.  
Contact us to arrange a viewing!



## LOCATION

CH-1997 Haute-Nendaz | Route de la Télécabine 50 | **CHF 415,000.-**



			
Public transports	77 m	1 min.	1 min.
Restaurants	48 m	1 min.	1 min.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>Immediate</b>	Balcony	<b>1</b>
Type	<b>Condominium apartment</b>	Heating type	<b>Gas</b>
Reference	<b>5334139</b>	Heating installation	<b>Radiator</b>
Sale to persons abroad authorized	<b>Yes</b>	Draining of waste water	<b>Connection to the WWTP</b>
Rooms	<b>2.5</b>	Condition of the property	<b>To restore</b>
Bedroom	<b>1</b>	Standing	<b>Standard</b>
Bathrooms	<b>2</b>	Living area	<b>~ 52 m²</b>
Number of toilets	<b>2</b>	Balcony surface	<b>~ 7 m²</b>
Location floor	<b>1st floor</b>	PPE charges	<b>CHF 3,540.-/year incl. renovation fund</b>
Year of construction	<b>1980</b>	Parking spaces	<b>Not available</b>
Latest renovations	<b>2025</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- |                 |                        |                           |
|-----------------|------------------------|---------------------------|
| - Mountains     | - Sports centre        | - Cross-country ski trail |
| - Shops/Stores  | - Public swimming pool | - Hiking trails           |
| - Post office   | - Tennis centre        | - Bike trail              |
| - Restaurant(s) | - Ski piste            | - Doctor                  |
| - Pharmacy      | - Ski resort           | - Thermal center          |
| - Bus stop      | - Ski lift             |                           |

#### OUTSIDE CONVENIENCES

- Balcony/ies

#### INSIDE CONVENIENCES

- |                 |                   |               |
|-----------------|-------------------|---------------|
| - Lift/elevator | - Guests lavatory | - Ski storage |
| - Open kitchen  | - Cellar          | - Furnished   |

- Connected thermostat

- Triple glazing

- Bright/sunny

#### EQUIPMENT

- Fitted kitchen

- Bath

#### FLOOR

- Tiles

- Parquet floor

#### CONDITION

- Planned works

- In renovation

#### ORIENTATION

- North

- South

- West

#### VIEW

- Nice view

- Far view

- Valley view

- Clear

## INTERIOR VIEW





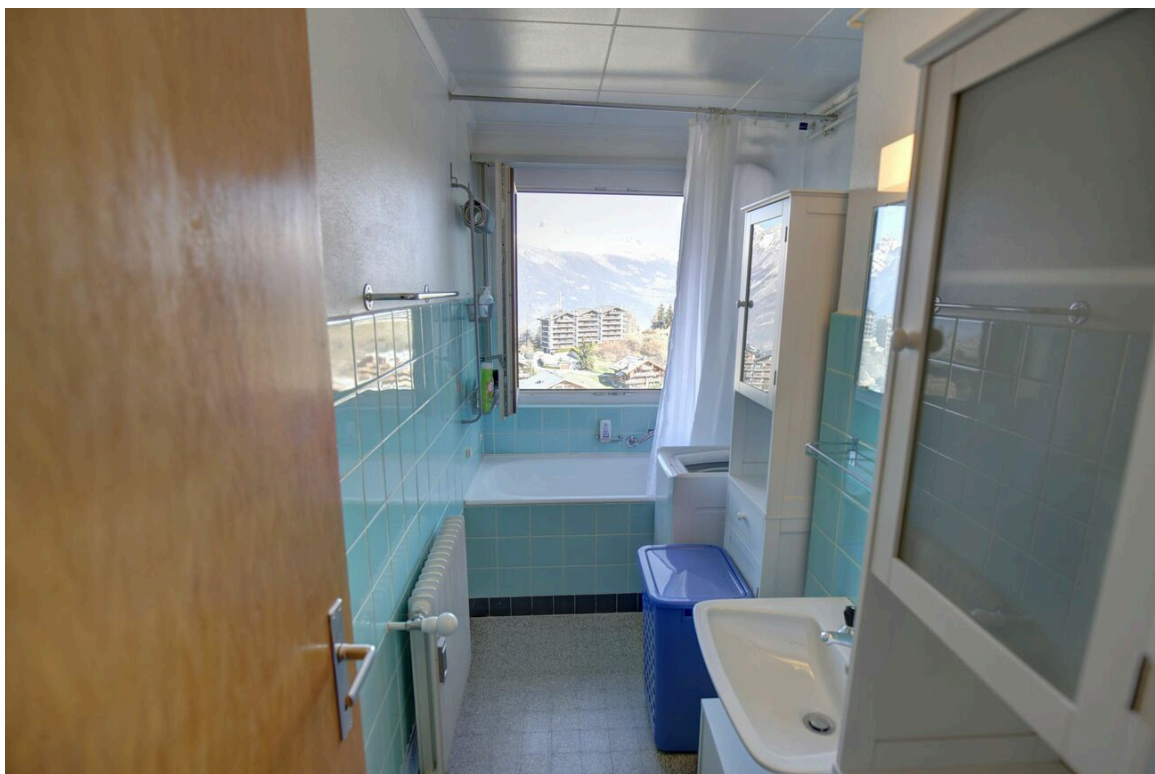














## EXTERIOR VIEW

