



SUPERB FURNISHED 6.5P WITH GARDEN, AT THE FOOT OF NENDAZ'S CABLE CAR!

Route de la Télécabine 71 | 1997 Haute-Nendaz | Reference : 5374619

CHF 1,695,000.-

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	4
Big pictures	6

SUPERB FURNISHED 6.5P WITH GARDEN, AT THE FOOT OF NENDAZ'S CABLE CAR!

CH-1997 Haute-Nendaz | Route de la Télécabine 71 | **CHF 1,695,000.-**



In the heart of the Haute-Nendaz resort, just a few metres from the Tracouet cable car (4 Vallées), discover this magnificent furnished 6.5-room flat on the garden level, combining comfort, spaciousness and an exceptional location.

With 178 m² of living space and a capacity of up to 10 people, it offers :

- A large, bright living area with open-plan kitchen, bar, dining room and lounge with fireplace.
- A master suite with bathroom, dressing room and study area.
- A double bedroom with en-suite bathroom.
- Two children's bedrooms with bunk beds and single beds.
- Three bathrooms in total (shower, bath, WC).

Enjoy a private, fenced 140 m² garden with terrace and unobstructed views over Haut-de-Cry, perfect for spending time outdoors in both summer and winter.

The flat also includes :

- 2 private cellars accessible by lift
- 2 ski lockers with boot warmers
- 1 indoor parking space (possibility of acquiring a 2nd as an option).

Ideal location: ski-in/ski-out, close to shops, restaurants, ski school, bus stop
- perfect for a primary or secondary residence, including non-Swiss residents.

CHARACTERISTICS

Reference: **5374619**

Type: **Condominium apartment**

Availability: **Immediate**

Rooms: **6.5**

Bedrooms: **4**

Bathrooms: **3**

Location floor: **Garden floor**

Living area: **~ 178 m²**

Parking spaces: **Yes, obligatory**

Heating type: **Gas**

Heating installations: **Floor, Chimney**



CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Number of terraces	1
Type	Condominium apartment	Heating type	Gas
Reference	5374619	Heating installations	Floor, Chimney
Second home	Authorized	Condition of the property	Very good
Sale to persons abroad authorized	Yes	Standing	Upmarket
Rooms	6.5	Living area	~ 178 m²
Bedrooms	4	Terrace surface	~ 140 m²
Bathrooms	3	PPE charges	CHF 9,324.-/year incl. renovation fund
Location floor	Garden floor	Parking spaces	Yes, obligatory
		Interior parking	1

CONVENIENCES

NEIGHBOURHOOD

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

OUTSIDE CONVENIENCES

- | | |
|-------------|----------|
| - Terrace/s | - Garden |
|-------------|----------|

INSIDE CONVENIENCES

- | | | |
|------------------------|---------------|------------------|
| - Lift/elevator | - Cellar | - Fireplace |
| - Underground car park | - Ski storage | - Bright/sunny |
| - Open kitchen | - Furnished | - With character |
| - Guests lavatory | | |

EQUIPMENT

- Fitted kitchen
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

VIEW

- Clear

INTERIOR VIEW





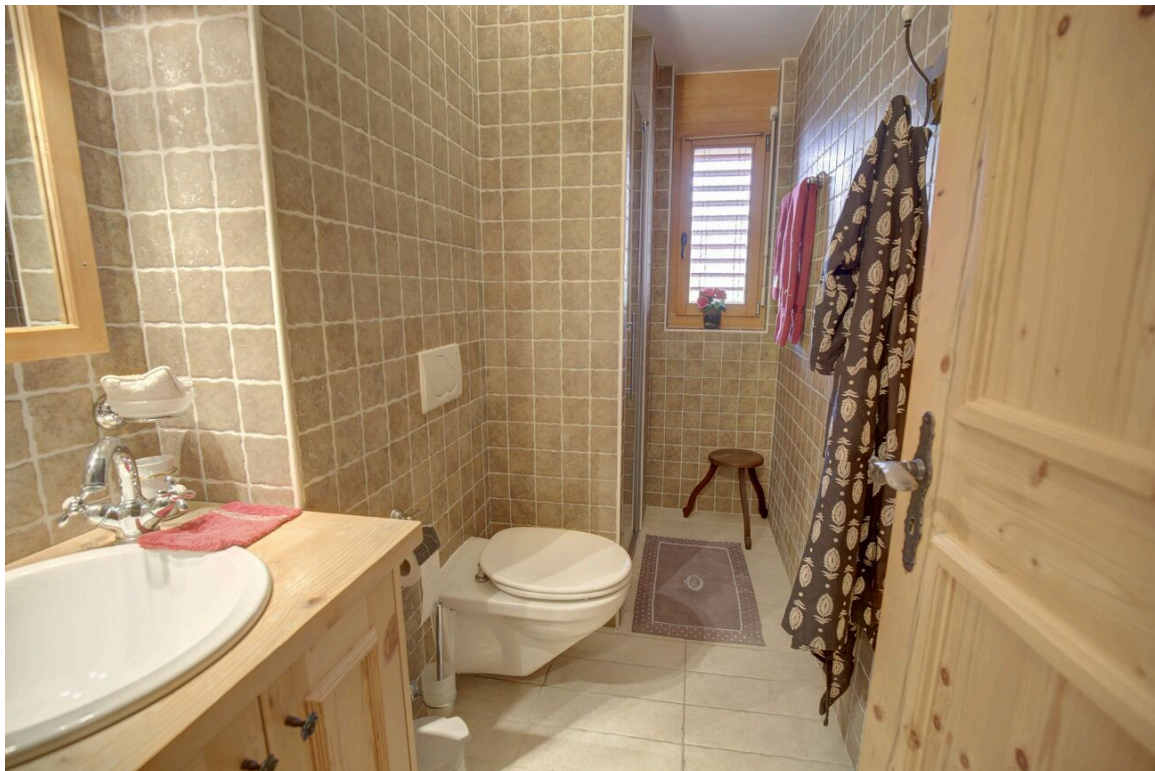














PICTURE(S)



EXTERIOR VIEW



