



SUPERB 3.5-ROOM PENTHOUSE APARTMENT IN THE CENTER OF NENDAZ-STATION!

Route des Ecluses 24 | 1997 Haute-Nendaz | Reference : 5927209

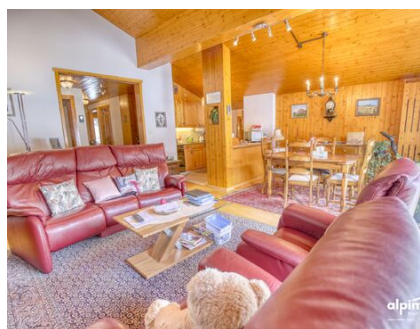
CHF 800,000.-

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SUPERB 3.5-ROOM PENTHOUSE APARTMENT IN THE CENTER OF NENDAZ-STATION!

CH-1997 Haute-Nendaz | Route des Ecluses 24 | **CHF 800,000.-**



Exceptional penthouse in the heart of Nendaz

Ideally located in the center of Nendaz, this 3.5-room penthouse enjoys a particularly sought-after location, just 100 meters from the funicular linking directly to the ski lifts. All amenities - shops, restaurants and infrastructure - are at the foot of the building, offering optimal living comfort in all seasons.

With its south/north orientation, the apartment enjoys remarkable natural light throughout the day, as well as a pleasant, well-balanced atmosphere.

Interior layout

The apartment comprises

- A spacious master bedroom with dressing room
- A second double bedroom
- Two bathrooms, one with shower and the other with bathtub
- A cosy living room with fireplace
- A functional, well-appointed kitchen
- Two balconies to take full advantage of the outdoors and the Alpine environment

Additional features

- Parking space included
- Double-glazed windows for thermal comfort and peace of mind
- Postal bus stop only 300 meters away
- Quick access to ski lifts

CHARACTERISTICS

Reference: **5927209**

Type: **Condominium apartment**

Availability: **Immediate**

Rooms: **3.5**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **6th floor**

Living area: **~ 83 m²**

Weighted Surface: **~ 102 m²**

Year of construction: **1973**

Parking spaces: **Yes, obligatory**

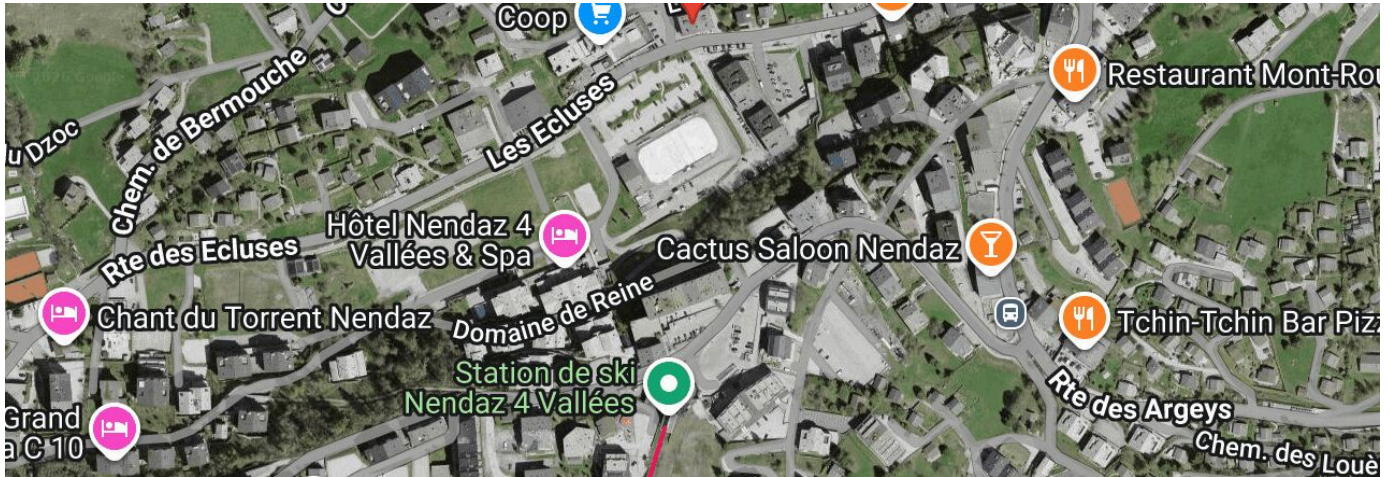






A rare property on the market

This penthouse represents an ideal opportunity for both a second home and a main residence. It will appeal to mountain lovers looking for a property that combines central location, comfortable living and immediate proximity to ski facilities

LOCATION

CH-1997 Haute-Nendaz | Route des Ecluses 24 | **CHF 800,000.-**



				
Public transports	251 m	4 min.	4 min.	1 min.
Stores	73 m	2 min.	2 min.	-
Restaurants	9 m	1 min.	1 min.	-

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Balconies	2
Type	Condominium apartment	Total number of floors	6
Reference	5927209	Heating installations	Radiator, Chimney
Second home	Authorized	Altitude	1,350 m
Sale to persons abroad authorized	Yes	Construction zone	H80
Rooms	3.5	Condition of the property	Good
Bedrooms	2	Living area	~ 83 m²
Bathrooms	2	Weighted Surface	~ 102 m²
Number of toilets	2	Balcony surface	~ 12 m²
Location floor	6th floor	PPE charges	CHF 7,600.-/year incl. renovation fund
Year of construction	1973	Parking spaces	Yes, obligatory
		Interior parking	1 included

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Village
- Mountains
- Fog-free
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Sports centre
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Storeroom
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Cellar
- Ski storage
- Storeroom
- Furnished
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Laundry

INTERIOR VIEW













PICTURE(S)



EXTERIOR VIEW







