



ELEGANT 4-BEDROOM ALPINE DUPLEX WITH BREATHTAKING VIEWS AND TERRACE

Route de la Péroua 38 | 1997 Haute-Nendaz | Reference : 5397017

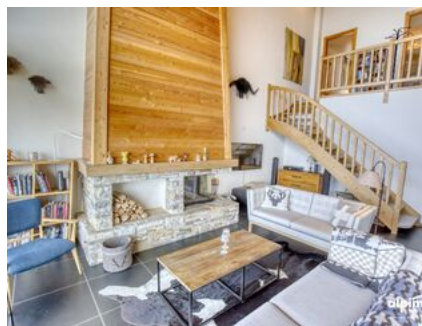
CHF 1,675,000.-

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ELEGANT 4-BEDROOM ALPINE DUPLEX WITH BREATHTAKING VIEWS AND TERRACE

CH-1997 Haute-Nendaz | Route de la Péroua 38 | **CHF 1,675,000.-**



In a sought-after area of Nendaz, in the heart of the 4 Valleys ski area, this rare 4-bedroom duplex apartment captivates with its unique character, generous volumes and commanding views of the mountains and Rhone valley.

Designed to take full advantage of the mountains in summer and winter alike, it combines modern comfort, a warm ambience and meticulous attention to detail.

Interior layout:

- A spectacular living room with cathedral ceiling, large central fireplace and large south-facing bay window.
- A contemporary open kitchen with central island, perfect for conviviality.
- Four bedrooms, including two suites with en suite bathrooms and balcony access.
- Three bathrooms in all.
- A private sauna, for daily comfort after skiing or hiking.

Outdoor areas and annexes:

- Large, sunny balcony with panoramic views, ideal for entertaining or relaxing.
- Private access, ski locker, boot room and shared garden area.
- Included in the price: garage box and outdoor parking space.

Features

- Generous floor space on two levels.
- Exceptional views and brightness all year round.
- Sold fully furnished.

CHARACTERISTICS

Reference: **5397017**

Type: **Duplex/two-level**

Availability: **Immediate**

Rooms: **5.5**

Bedrooms: **4**

Bathrooms: **3**

Location floor: **2nd floor**

Living area: **~ 155 m²**

Year of construction: **2006**

Parking spaces: **Yes, obligatory**

Heating type: **Fuel oil**

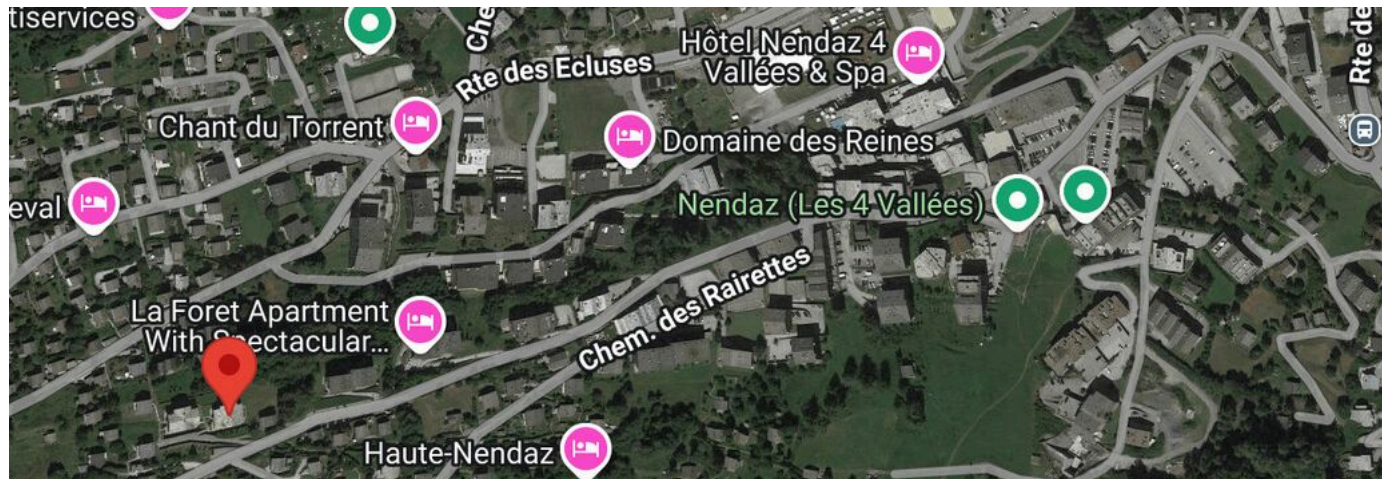
Heating installations: **Floor, Chimney**



- Can be purchased as a primary or secondary residence, for Swiss residents and non-residents

LOCATION

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Public transports	626 m	9 min.	9 min.	1 min.
Cable car	623 m	9 min.	9 min.	1 min.
Restaurants	585 m	8 min.	8 min.	1 min.

CHARACTERISTICS

CH-1997 Haute-Nendaz | Route de la Péroua 38 | **CHF 1,675,000.-**

CHARACTERISTICS

Availability	Immediate	Balconies	2
Type	Duplex/two-level	Total number of floors	2
Reference	5397017	Heating type	Fuel oil
Sale to persons abroad authorized	Yes	Heating installations	Floor, Chimney
Rooms	5.5	Condition of the property	Very good
Bedrooms	4	Standing	Upmarket
Bathrooms	3	Living area	~ 155 m²
Number of toilets	3	PPE charges	CHF 9,000.-/year
Location floor	2nd floor	Parking spaces	Yes, obligatory
Year of construction	2006	Interior parking	1 included
Number of terraces	1	Exterior parking	1 included

CONVENIENCES

NEIGHBOURHOOD

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

OUTSIDE CONVENIENCES

- | | | |
|---------------|--------------------------|-----------|
| - Balcony/ies | - Garden in co-ownership | - Parking |
| - Terrace/s | - Quiet | - Box |

INSIDE CONVENIENCES

- | | | |
|--------------------|---------------|------------------|
| - Without elevator | - Ski storage | - Double glazing |
| - Open kitchen | - Furnished | - Bright/sunny |
| - Cellar | - Fireplace | |

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

EXPOSURE

- Favourable
- All day

VIEW

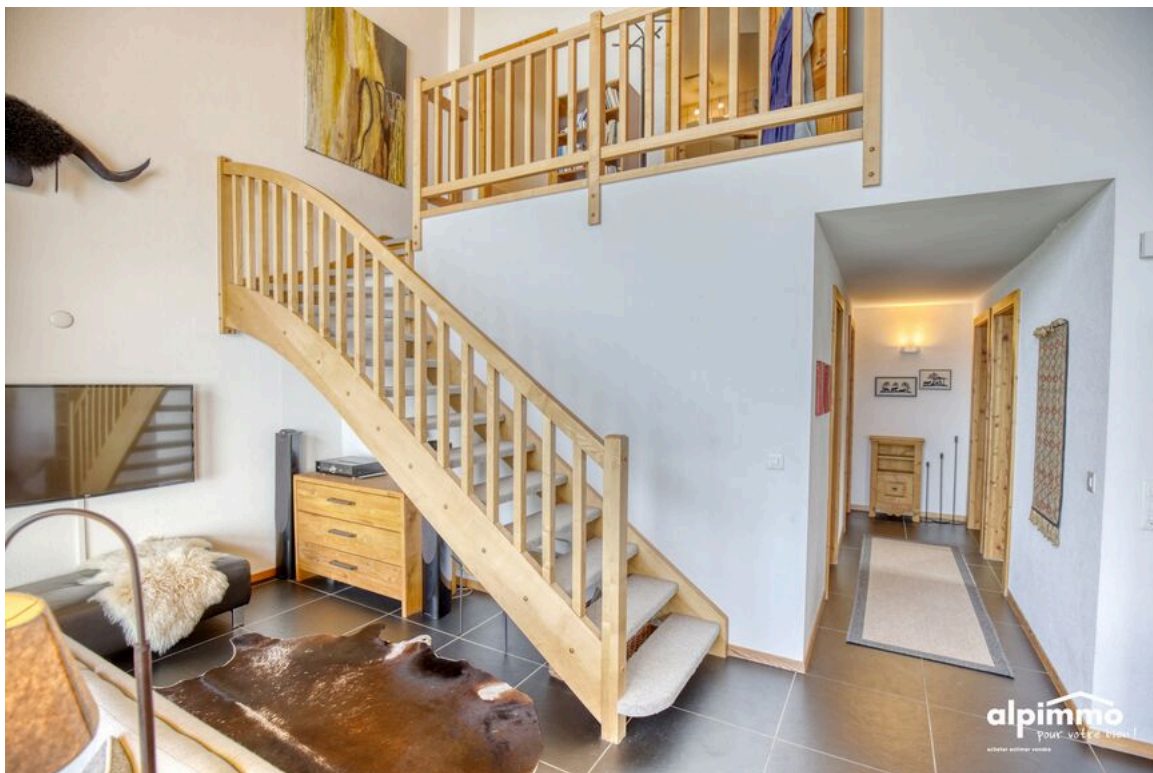
- Clear
- Unobstructed
- Mountains
- Alps

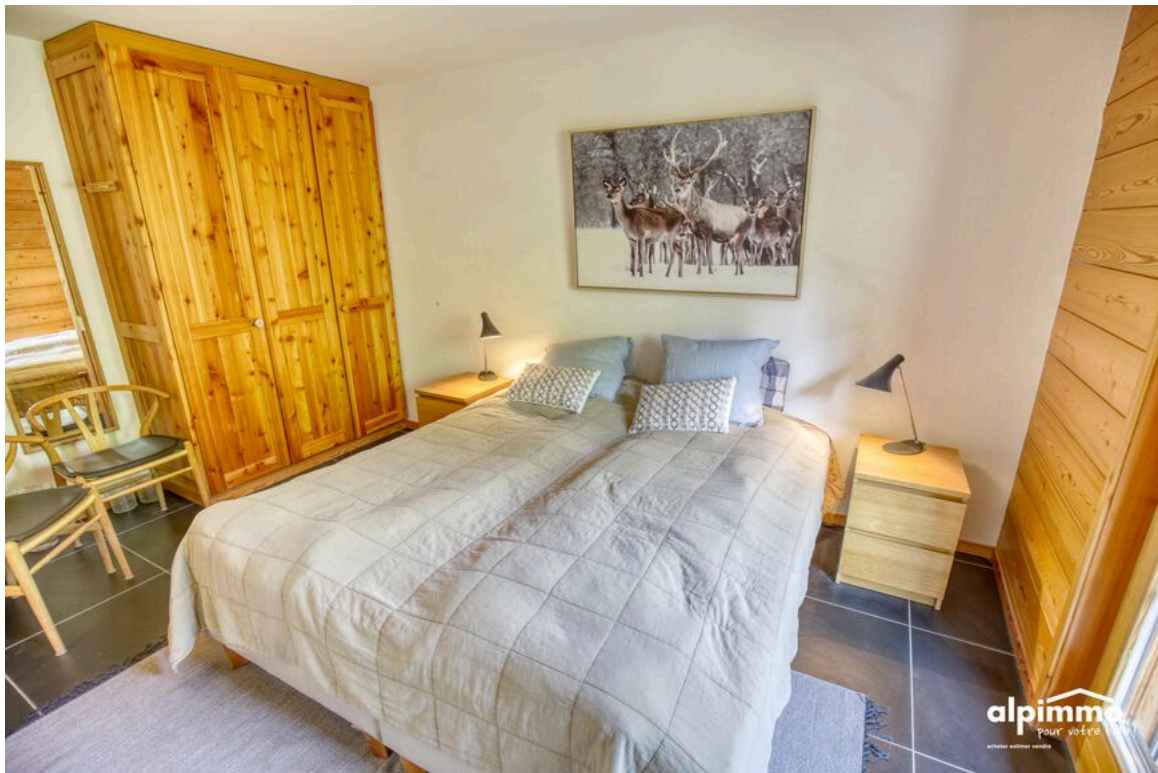
INTERIOR VIEW

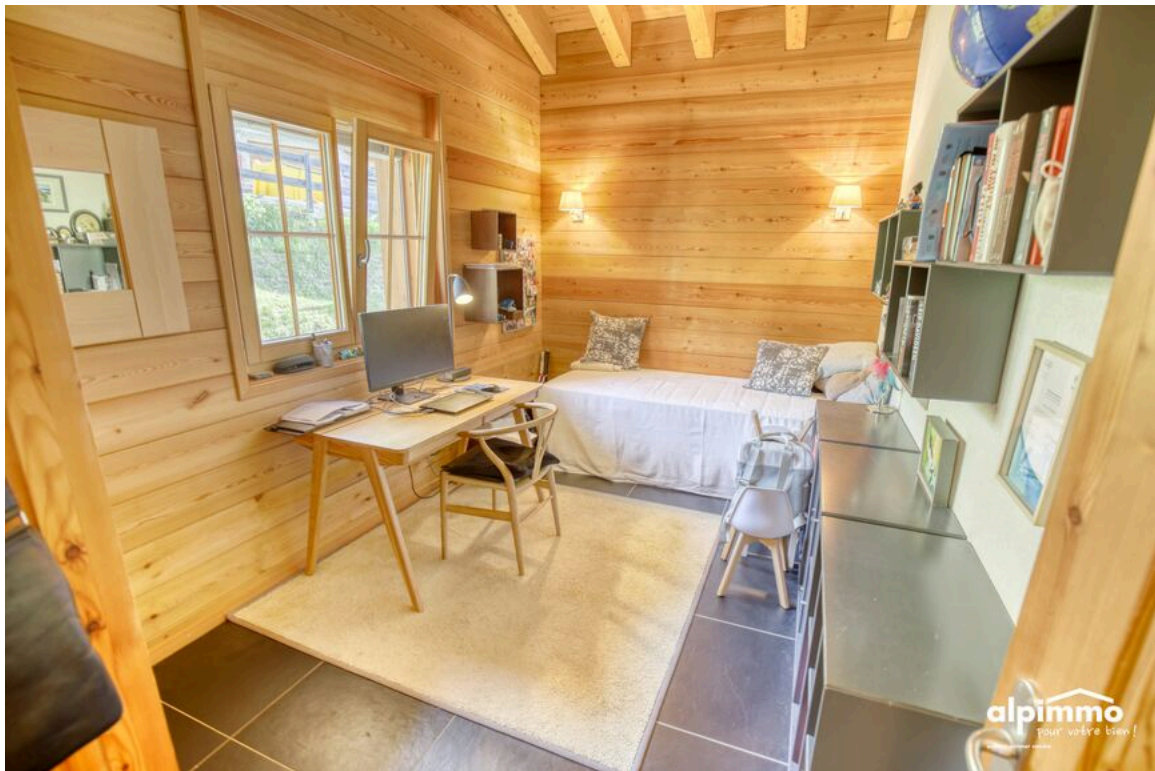








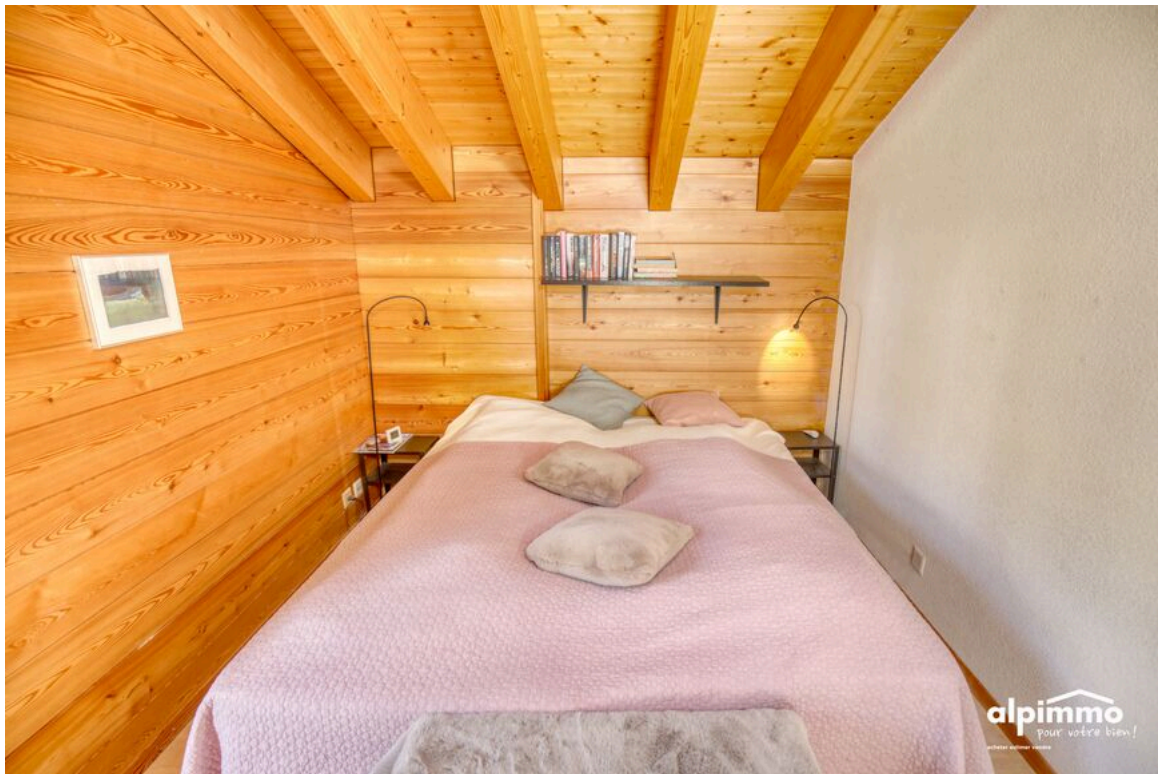




















PICTURE(S)



EXTERIOR VIEW





