



SUPERB 5.5-ROOM VILLA IN SORNARD WITH BREATHTAKING VIEWS!

Chemin des Granges 10 | 1997 Haute-Nendaz | Reference : 5194468

CHF 1,400,000.-

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SUPERB 5.5-ROOM VILLA IN SORNARD WITH BREATHTAKING VIEWS!

CH-1997 Haute-Nendaz | Chemin des Granges 10 | **CHF 1,400,000.-**



Located in the charming hamlet of Sornard, this contemporary 5.5-room villa, built in 2008, offers an exceptional living environment. With breathtaking panoramic views of the Alpine peaks and the valley, this property is ideal for those who love the mountains and peace and quiet.

Main features:

- Number of rooms: 5.5
- Bedrooms: 4 spacious and bright.
- Living area: ~ 210 m².
- Weighted surface area: ~ 246 m².
- Land: ~ 779 m² offering privacy and outdoor space.

Services and equipment :

- Type of heating: Heat pump, for optimum comfort and low energy consumption.
- Parking: 1 indoor space included and 6 outdoor spaces, perfect for entertaining family and friends.
- Outside: Terrace and garden with exceptional views, ideal for relaxing or entertaining.
- Possibility of creating a full bathroom on the top floor with existing connections.

Availability:

CHARACTERISTICS

Reference: **5194468**

Type: **House**

Availability: **01.05.2025**

rooms: **5.5**

Bedrooms: **4**

Living area: **~ 210 m²**

Weighted Surface: **~ 246 m²**

Ground surface: **~ 779 m²**

Year of construction: **2008**

Parking spaces: **Yes, obligatory**

Heating type: **Heat pump**

Heating installation: **Floor**



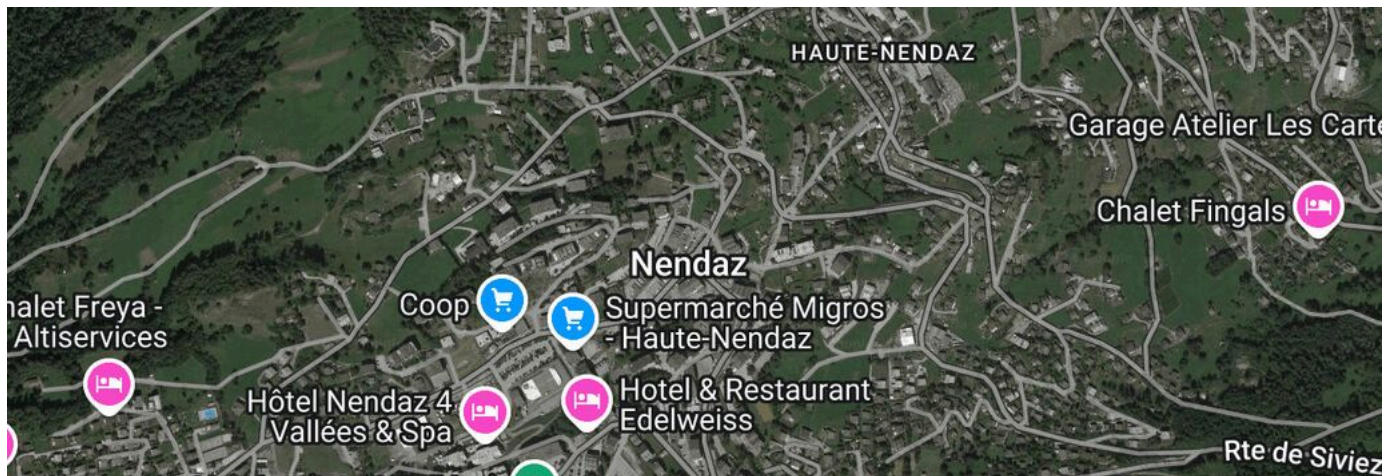
- Available from 01.06.2025.

Situated just a few minutes from Haute-Nendaz, the villa benefits from a peaceful location yet remains close to local amenities, ski slopes and hiking trails.

A rare opportunity not to be missed! Contact us today for more information or to arrange a viewing.

LOCATION

CH-1997 Haute-Nendaz | Chemin des Granges 10 | **CHF 1,400,000.-**



Public transports

185 m

6 min.

6 min.

1 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	01.05.2025	Heating installation	Floor
Type	House	Draining of waste water	Connection to the WWTP
Reference	5194468	Condition of the property	Very good
Second home	Authorized	Living area	~ 210 m²
Sale to persons abroad authorized	Yes	Ground surface	~ 779 m²
rooms	5.5	Weighted Surface	~ 246 m²
Bedrooms	4	Terrace surface	~ 12 m²
Number of toilets	3	Balcony surface	~ 4 m²
Year of construction	2008	Parking spaces	Yes, obligatory
Number of terraces	1	Interior parking	1 included
Balcony	1	Exterior parking	6 included
Heating type	Heat pump		

CONVENIENCES

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Bus stop
- Primary school
- Public swimming pool
- Sports centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Shed

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory

- Wine cellar
- Storeroom

- Swedish stove
- Double glazing

- Bright/sunny
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Washing machine

- Dryer

- Shower

FLOOR

- Tiles

- Parquet floor

CONDITION

- Very good

ORIENTATION

- North
- South

- East

- West

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear

- Unobstructed
- Mountains

- Alps

INTERIOR VIEW







