



APARTMENT 4.5 P IN PPE - EXCELLENT RENTAL POTENTIAL A6

Route de Planchouet 235 | 1997 Haute-Nendaz | Reference : 5672508

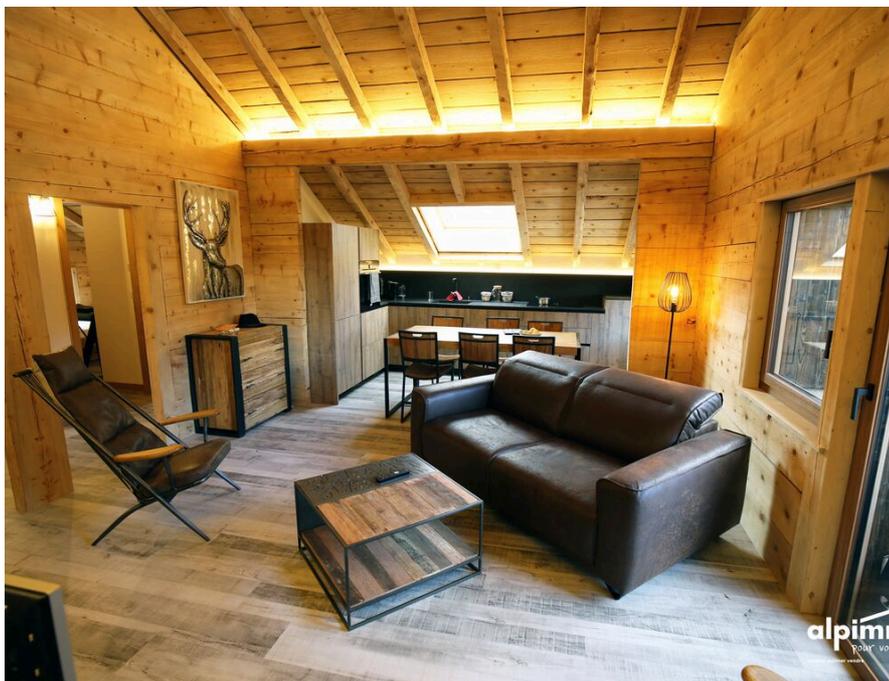
CHF 750,000.-

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APARTMENT 4.5 P IN PPE - EXCELLENT RENTAL POTENTIAL A6

CH-1997 Haute-Nendaz | Route de Planchouet 235 | **CHF 750,000.-**



Discover this spacious 4.5-room apartment in the attic of a condominium building. The layout includes 3 bedrooms, 2 shower rooms and a bright living room open to the roof with fireplace and balcony, combining comfort and architectural charm.

A major asset for an investor: its brightness, functional layout and location make it a particularly attractive rental property. The combination of large rooms, attic cachet and balcony ensures a high potential return and long-term rental stability.

This apartment represents a rare opportunity for an investor wishing to acquire a property with character already valued in a sought-after PPE, with high rental potential and a pleasant living environment

CHARACTERISTICS

Reference: **5672508**

Type: **New apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **Under the roof**

Living area: **~ 70.3 m²**

Year of construction: **1937**

Latest renovations: **2022**

Parking spaces: **Yes, obligatory**

Heating type: **Heat pump**



ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A	A	A	
B			
C			
D			
E			
F			
G			

LOCATION

CH-1997 Haute-Nendaz | Route de Planchouet 235 | **CHF 750,000.-**



Restaurants

250 m

5 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Building envelope	A
Type	New apartment	Heating type	Heat pump
Reference	5672508	Heating installation	Floor
Second home	Authorized	Domestic water heating system	Heat pump
Rooms	4.5	Condition of the property	New
Bedrooms	3	Standing	Upmarket
Bathrooms	2	Living area	~ 70.3 m²
Number of toilets	2	Total surface	~ 85 m²
Location floor	Under the roof	Balcony surface	~ 4 m²
Year of construction	1937	PPE charges	CHF 2,000.-/year
Latest renovations	2022	Parking spaces	Yes, obligatory
Energetic efficiency	A	Exterior parking	2

CONVENIENCES

NEIGHBOURHOOD

- Mountains

INSIDE CONVENIENCES

- Without elevator
- With character
- Animals allowed
- Furnished

EQUIPMENT

- Fitted kitchen
- Fridge
- Dryer
- Ceramic glass cooktop
- Dishwasher
- Laundry
- Induction cooker
- Washing machine

FLOOR

- Vinyl

ORIENTATION

- South

PICTURE(S)







