



APARTMENT 4.5 P IN PPE - EXCELLENT RENTAL POTENTIAL A1

Route de Planchouet 235 | 1997 Haute-Nendaz | Reference : 5961679

CHF 599,000.-

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APARTMENT 4.5 P IN PPE - EXCELLENT RENTAL POTENTIAL A1

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Discover this spacious 4.5-room apartment on the garden level of a condominium building. The layout includes 3 bedrooms, 1 shower room and a bright living room open to the roof with terrace, 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 the rooms, the character of the wood and the terrace 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 condominium development, with high rental potential and a pleasant living environment

CHARACTERISTICS

Reference: **5961679**

Type: **Terrace apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathroom: **1**

Location floor: **Garden floor**

Living area: **~ 71.4 m²**

Year of construction: **1937**

Latest renovations: **2022**

Parking spaces: **Yes, obligatory**

Heating type: **Heat pump**



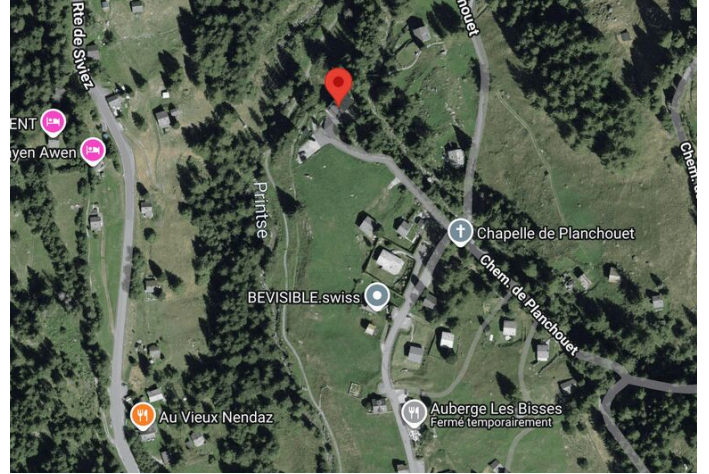
ENERGY EFFICIENCY (CECB)

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 599,000.-**



Restaurants



250 m



5 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Number of terraces	1
Type	Terrace apartment	Heating type	Heat pump
Reference	5961679	Heating installation	Floor
Second home	Authorized	Domestic water heating system	Heat pump
Rooms	4.5	Condition of the property	New
Bedrooms	3	Standing	Upmarket
Bathroom	1	Living area	~ 71.4 m²
Number of toilets	1	Total surface	~ 85 m²
Location floor	Garden floor	Terrace surface	~ 120 m²
Year of construction	1937	PPE charges	CHF 2,000.-/year
Latest renovations	2022	Parking spaces	Yes, obligatory
Energetic efficiency	A	Exterior parking	2 included
Building envelope	A		

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

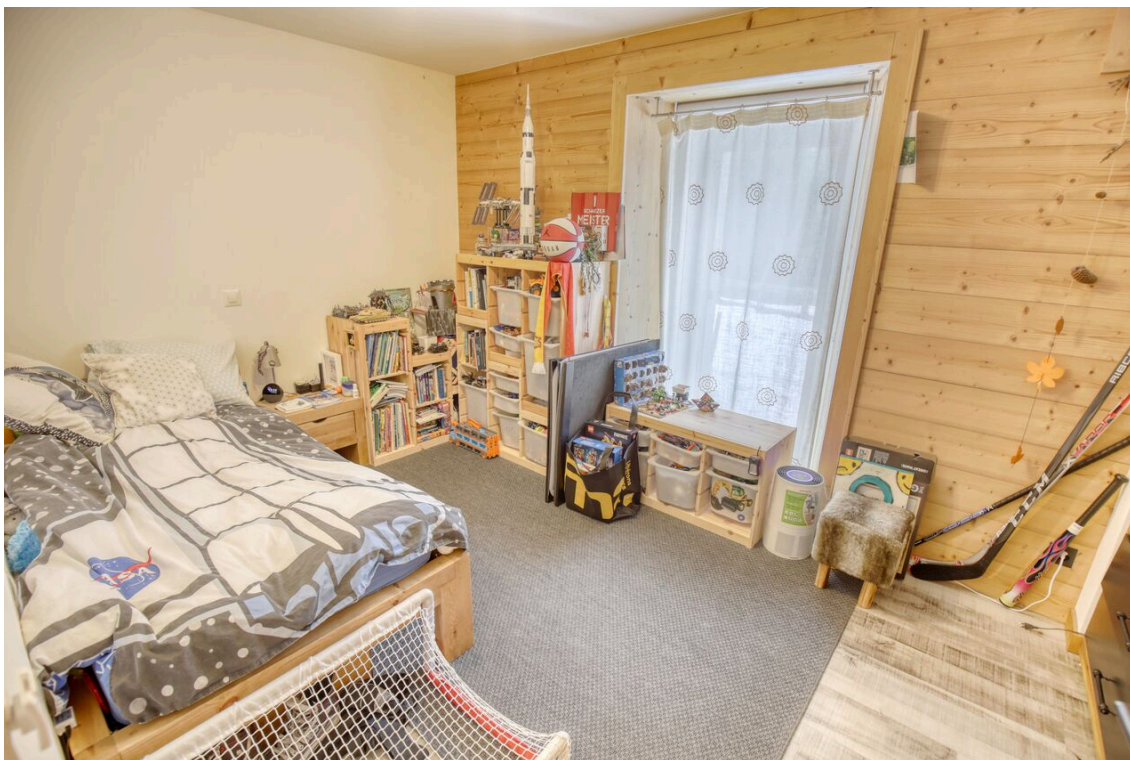
ORIENTATION

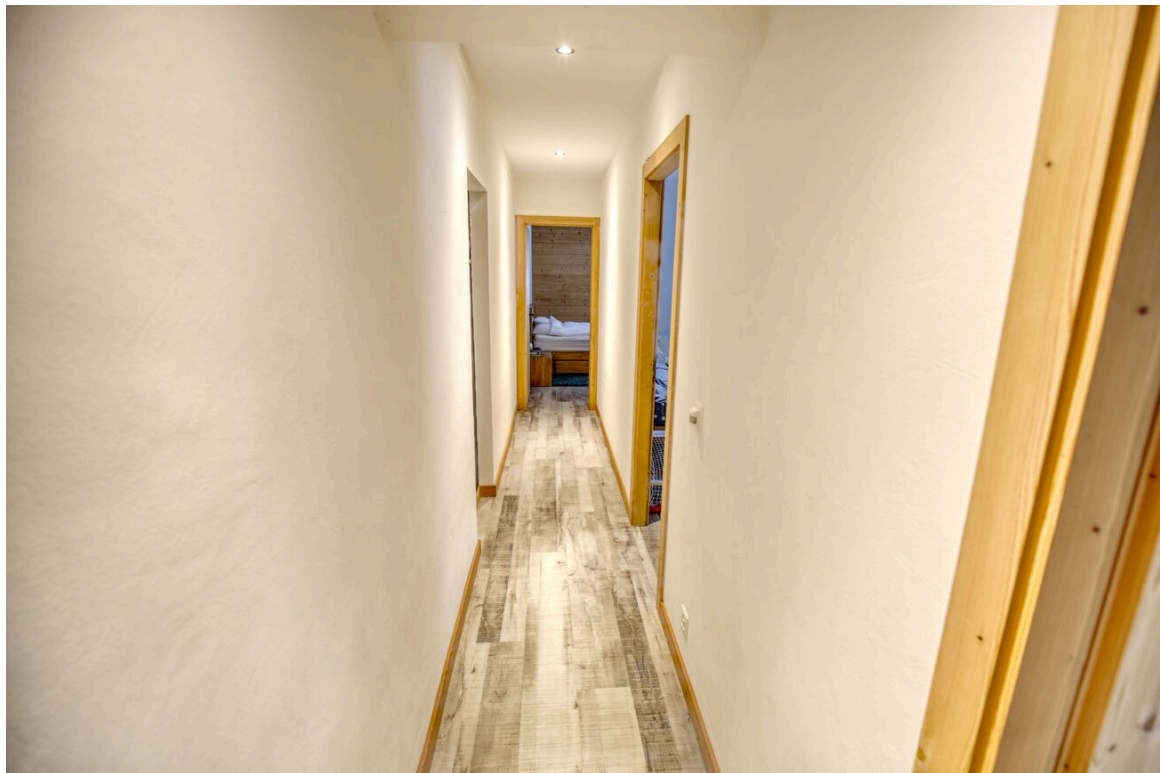
- South

PICTURE(S)



INTERIOR VIEW











EXTERIOR VIEW



