

Other - 280 m<sup>2</sup>

HAUTE-NENDAZ

2 600 000 € \*

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

The "Les Veillas" project is located a few steps from the "Les 4 Vallées" ski area, one of the largest ski areas in Switzerland with its 410 km of slopes, in the town of Nendaz. The Les Veillas project currently includes two chalets, with the possibility of a third. Chalet Les Veillas 1 is located below Chalet Veillas 2. These chalets are located in a residential area, in a quiet environment, with a fantastic view of the Bernese Alps. The Veillas 1 chalet, with a living area of 280 m<sup>2</sup>, will surprise you with its volumes and its brightness. This chalet was designed with the aim of creating welcoming and bright rooms, with the best materials, in an architectural style combining modernity with the spirit of the mountains. This 7.5 room chalet, located 850 m from the cable cars and right next to the Raïrettes chapel, will offer you comfort and a warm atmosphere, in a unique setting. All the resort's shops are accessible on foot, 15 minutes to the funicular or in less than 5 minutes by car. Built on land of approximately 850 m<sup>2</sup>, in old wood and natural stone, this chalet will immerse you in a mountain atmosphere and well-being. The five bedrooms are spacious and bright, you will find a bathroom on each floor. The kitchen open to the living room and the dining room with its stone and wood fireplace offers you a pleasant space for relaxation or reception. You will appreciate the large balcony accessible from the living room or the 64 m<sup>2</sup> terrace. Finishes are at the discretion of the buyer. You can choose the interior layout of the chalet yourself. This property is only available for sale in the main house, with papers filed with the municipality of Nendaz. Nendaz offers a

unique and exceptional ski area surrounded by a high mountain landscape, from the resort at 1400m to the Mont-Fort glacier at 3300m. Nendaz is also known for its bisses where many walks take place in summer, its queen fights, typically Swiss, and the international alphorn festival. The town has passed the bar of 6,500 inhabitants per year and attracts ever more mountain enthusiasts or families seeking calm and nature. Why are more and more people coming to settle in Nendaz? Where to start, first of all the sunshine, on average 300 days a year. And with the sunny climate, the Alps protect Valais from wind and rain. Then the possibilities for outdoor activities. First of all, skiing, with 410 km of ski slopes and 92 ski lifts, the 4 Valleys is the largest ski area entirely located on Swiss territory. From spring to autumn you can enjoy the bisses, the hiking trails, the freshness of the lakes and all the activities that result from them. Nendaz is a dynamic and family-friendly town, where you will find a primary and secondary school, sports centers, a medical center... In short, all the infrastructures necessary for everyday life. Finally the shops and most bars

## LE BIEN EN DETAIL

Reference : EVR24  
Town : HAUTE-NENDAZ  
Type : Chalet  
Selling price CHF : 2'600'000  
Living area : 280 m<sup>2</sup>  
Construction : 2023  
Résidence : primary

Number of bedrooms : 5  
Bathroom : 4



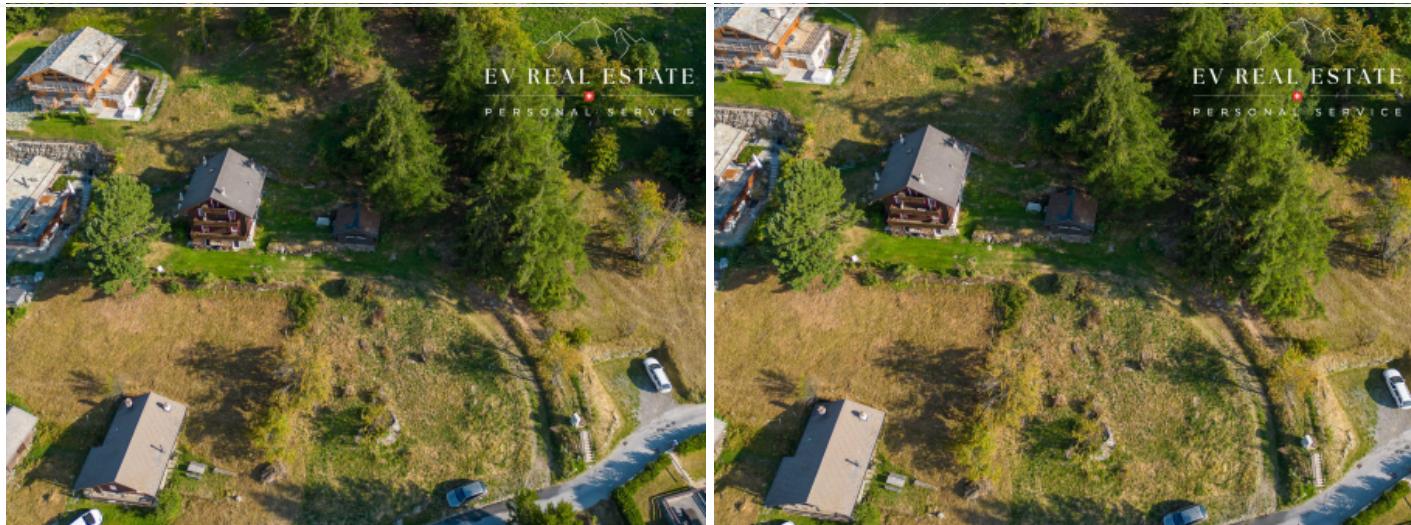
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year

Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS





EV REAL ESTATE  
PERSONAL SERVICE

