

Other - 250 m<sup>2</sup>

HAUTE-NENDAZ

**2 400 000 € \***

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

The "Les Veillas" project is located just a stone's throw from the "Les 4 vallées" ski area, one of the largest in Switzerland with 410 km of pistes, in the commune of Nendaz. The Les Veillas project currently comprises 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. Chalet Veillas 2, with a living area of 255 m<sup>2</sup>, will surprise you with its spaciousness and luminosity. The chalet has been designed to create bright, welcoming rooms, using the finest materials and an architectural style that blends modernity with the spirit of the mountains. This 8.5-room chalet, located 850 m from the cable cars and right next to the Rairettes chapel, offers comfort and a warm atmosphere in a unique setting. All the resort's shops are within walking distance, 15 minutes to the funicular or less than 5 minutes by car. Built on an 850 m<sup>2</sup> plot, 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, with a bathroom on each floor. The kitchen opens onto the dining room, which is itself connected to the large living room with its stone and wood fireplace, providing a pleasant space for relaxing or entertaining. You'll love the large balcony accessible from the living room or the terrace accessible from the dining room and kitchen. Finishing touches are up to the buyer. You can choose the interior fittings yourself. There is 34 m<sup>2</sup> of parking and a cellar. This property is only available for sale as a main house, with papers deposited with the

commune of Nendaz. Nendaz offers a unique and exceptional ski area surrounded by high mountain scenery, from the resort at 1400m to the Mont-Fort glacier at 3300m. Nendaz is also famous for its "bisses", where numerous walks are made in summer, its typically Swiss queen fights and the international alphorn festival. Nendaz now has over 6,500 year-round residents and is attracting more and more mountain enthusiasts and families looking for peace and quiet. Why are more and more people moving to Nendaz? Where to start? Firstly, because of the sunshine, which averages 300 days a year. And along with the sunshine comes the climate, with the Alps protecting the Valais from wind and rain. Then there are the opportunities for outdoor activities. With 410 km of ski runs and 92 ski lifts, Les 4 Vallées is the largest ski area entirely within Switzerland. From spring to autumn, you can take advantage of the bisses (irrigation channels), hiking trails, cool lakes and all the activities that go with them. Nendaz is a dynamic, family-friendly commune, with a primary and secondary school, sports centres, a medical centre and everything else you need for everyday life. Finally, the shops and most of the bars and restaurants are open all year round. There's never a dull moment! Come and discover life in the peace and quiet of the mountains, with all the amenities close at hand.

## LE BIEN EN DETAIL

Reference : EVR25  
Town : HAUTE-NENDAZ  
Type : Chalet  
Selling price CHF : 2'400'000  
Living area : 250 m<sup>2</sup>  
Construction : 2022  
Résidence : primary

Number of bedrooms : 5  
Bathroom : 4



## DIAGNOSTICS DPE - GES

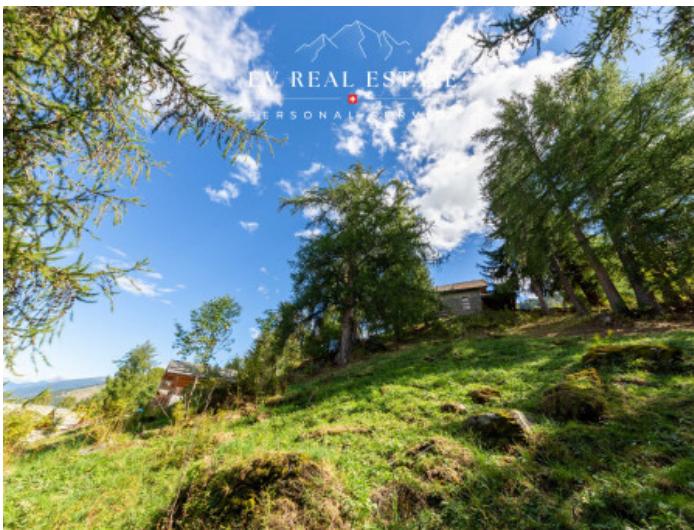
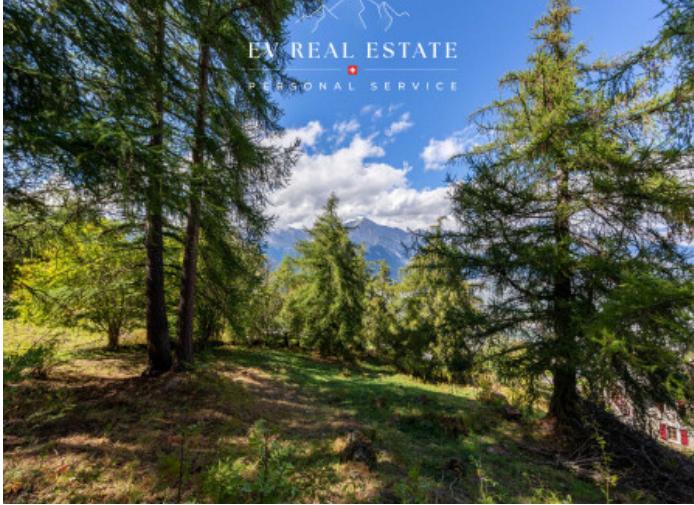
Energy consumption in KWh/m<sup>2</sup> / year

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



## LE BIEN EN PHOTOS





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