

Other - 380 m<sup>2</sup>

HAUTE-NENDAZ

**2 600 000 € \***

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

Price from 2'600'000-CHF Chalet Super G is located on the Tracouet piste, in the "Les 4 vallées" ski area, one of the largest ski areas in Switzerland with 410 km of pistes, in the commune of Nendaz. This chalet is located in a quiet residential area, right on the slopes, with a fantastic view of the Bernese Alps. With 215 m<sup>2</sup> of living space, this chalet will surprise you with its spaciousness and light. 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 6.5-room chalet is just a short slalom or drive from the centre of the resort. It offers comfort and a warm atmosphere in a unique setting. All the resort's shops are accessible on foot in summer, or by ski in winter thanks to the funicular, or in 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 and have four shower rooms. The kitchen opens onto the dining room and living room, with a fireplace and access to the balcony. The chalet has a ski room with a separate entrance. You can choose your own interior fittings for the chalet. The exterior of the chalet is virtually identical to the photo above. Construction can start as soon as it is sold. It will be completed by the end of the year, depending on the choices made by the buyer and the progress of the work, as well as the speed with which you decide to buy. The sale price of the chalet may still vary depending on the choice of finishes. You'll have a car park and two parking spaces

a little higher up, shared with two other chalets. There is also the possibility of obtaining a parking space in the Les Terrasses building on the ski slope. This chalet is only available as a principal residence, with papers deposited in 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 450km of ski runs and 92 ski lifts, Les 4 Vallées is the largest ski area entirely within Switzerland. From spring to autumn, you can enjoy 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. Please contact us for a visit and further information about the building, we can send you a description when you visit.

## LE BIEN EN DETAIL

Reference : EVR26  
Town : HAUTE-NENDAZ  
Type : Chalet  
Living area : 380 m<sup>2</sup>  
Construction : 2023

Number of bedrooms : 4  
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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