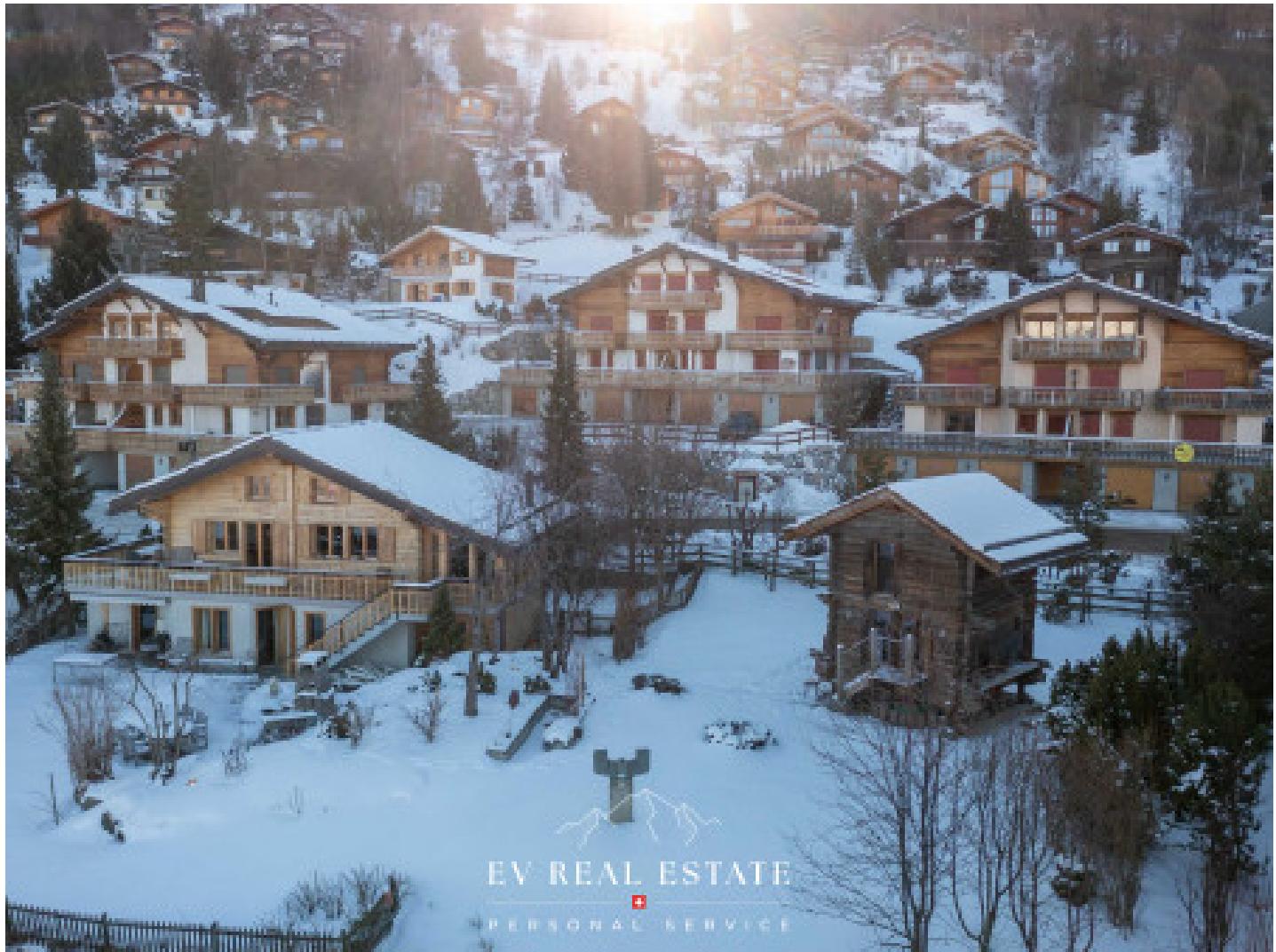


* Agency fees shall be borne entirely by the purchaser

Land -

HAUTE-NENDAZ



DESCRIPTION DU BIEN

In main residence only: Rare opportunity in the center of Haute-Nendaz: we offer for sale this 699 m² plot of land for which building authorization has already been granted. A traditional mazot of 26 m² spread over 2 levels (electricity, water) is already present on the land: the chalet construction project integrates the existing mazot. The chalet to be built will offer a living area of 220.5 m² for a volume of 793 m³. Made up of 5 main rooms, it will have 3 bedrooms and 3 bathrooms and will benefit from gas heating via a heat pump. Its price starts from 1,002,000-. The exterior fittings as well as the fitting out of the interior of the mazot remain to be planned. A few steps from the Postal Bus stop, and only 450 m from the Haute-Nendaz ski lifts, you will be very close to the heart of Haute-Nendaz. Parking space possible outside. As an option, we also offer for sale a garage of more than 30 m², insulated, heated, connected to sewers, electricity and supplied with drinking water, located at the foot of the small neighboring building for 125,000-. The construction project for the chalet integrating the current mazot is composed as follows: Basement: Technical room / laundry room Ground floor : - Entrance hall with built-in cupboards and staircase to access the basement and upstairs - A master bedroom with built-in cupboards, its en-suite bathroom (sink, shower and WC) - 2 single bedrooms with built-in wardrobes - A bathroom (sink, shower and WC) - Outside, a staircase giving access to the ground floor of the mazot, the interior of which will need to be renovated. Floor : - A large open living space with living room and dining room with

bay windows and access to the terrace - An open kitchen - A visitors WC - A large terrace surrounding this level with access to the mazot floor, the interior of which will need to be fitted out.

LE BIEN EN DETAIL

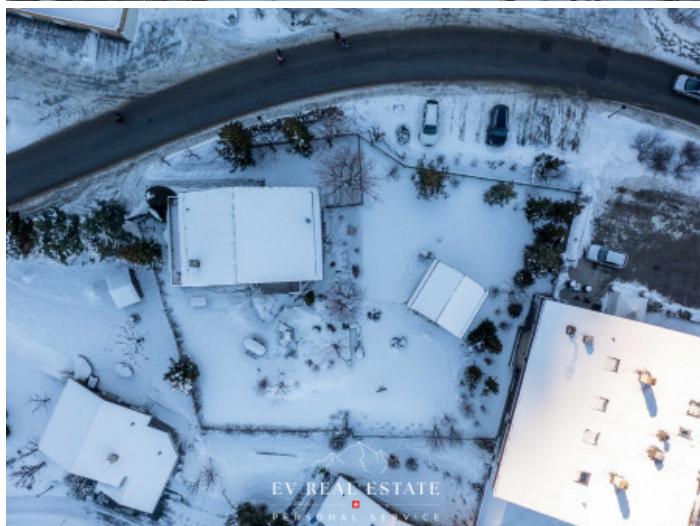
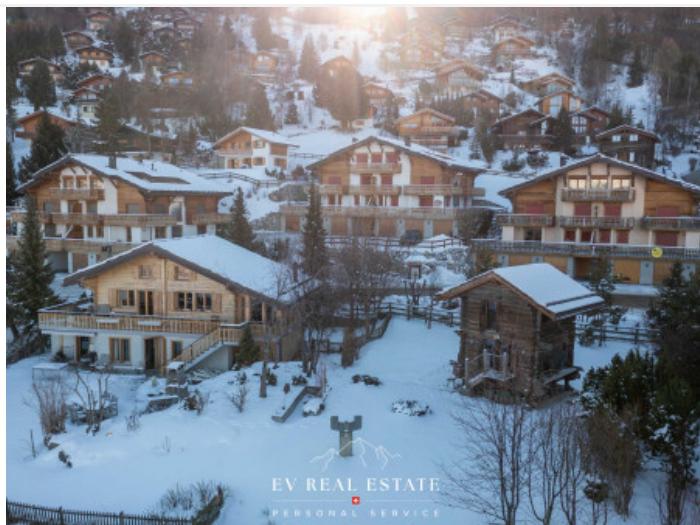
Reference : EVR95
Town : HAUTE-NENDAZ
Land : 699 m²

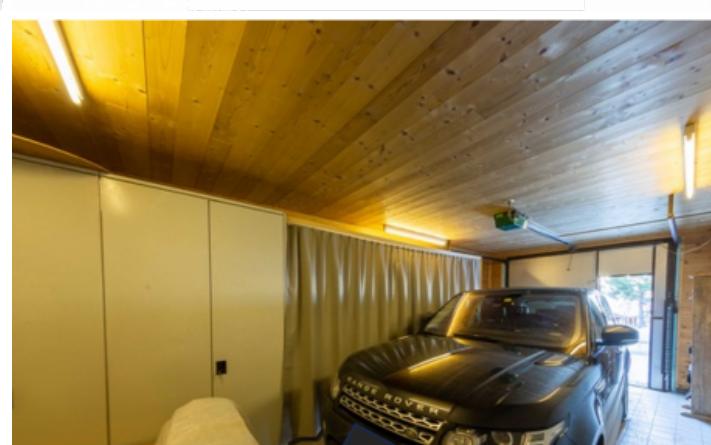
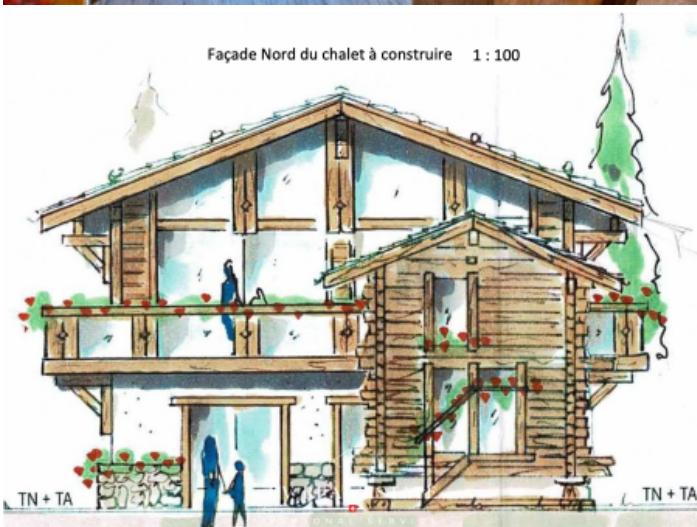
Heating : Heat Pump



DIAGNOSTICS DPE - GES

LE BIEN EN PHOTOS





Chemin de Dzelon Haute-Nendaz
1997 - NENDAZ - SUISSE
Tél. 004 17 91 94 83 92