

Apartment - 127 m<sup>2</sup>

ISÉRABLES

Price: € 860 000 \*

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Our agency offers you an exclusive preview of this new real estate project in Isérables. 10 minutes from the La Tzoumaz ski lifts and 20 minutes from those of Nendaz, you will have easy access to the slopes of the Domaine des 4 Vallées as well as the Verbier resort! Only accessible as a main residence, this construction will consist of 2 small buildings of 4 levels. Each will have 2 apartments including 1 duplex as well as parking spaces. All apartments will have a terrace. Few charges to be expected, the residence being almost autonomous in terms of energy! This property is located within the building called Les Terrasses du Planard, accessible by the Route du Planard and which will feature terraced architecture. 4.5 room duplex apartment: Higher level : - Entrance - 1 living room and 1 dining room (31m<sup>2</sup> in total) opening onto the west-facing terrace with a view of the valley - 1 terrace of 33m<sup>2</sup> - 1 fitted and equipped kitchen, and 1 commissary (15m<sup>2</sup> in total) - 1 visitor WC - 1 laundry room - 1 interior staircase serving the lower floor Lower level: - 1 master bedroom with dressing room and en-suite bathroom (sink, shower and WC), facing west with a view of the valley (23.5m<sup>2</sup> in total) - 2 bedrooms of 11m<sup>2</sup> each with built-in cupboard, facing west with a view of the valley - 1 bathroom (sink, bathtub and WC) - 1 interior staircase serving the upper floor with a space of 11m<sup>2</sup> at its foot which can be converted into an office. 127m<sup>2</sup> + terrace 33m<sup>2</sup> + cellar 6m<sup>2</sup> + 2 covered parking spaces and 1 outdoor space (visitor parking): 860'000 CHF Do not hesitate to contact us for more information. We have the plans at your disposal.

## LE BIEN EN DETAIL

Reference : EVR97\_bis\_2  
Town : Iséables  
Living area : 127 m<sup>2</sup>  
Construction : 2024

Number of bedrooms : 3  
Bathroom : 2  
Nbr of terrace : 1  
Terrace area : 33 m<sup>2</sup>  
Heating : Floor heating  
Parking : 3



## DIAGNOSTICS DPE - GES

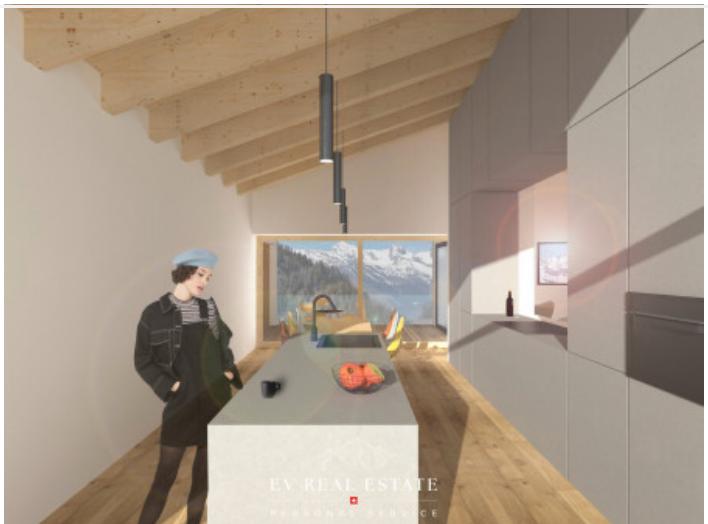
Energy consumption in KWh/m<sup>2</sup> / year

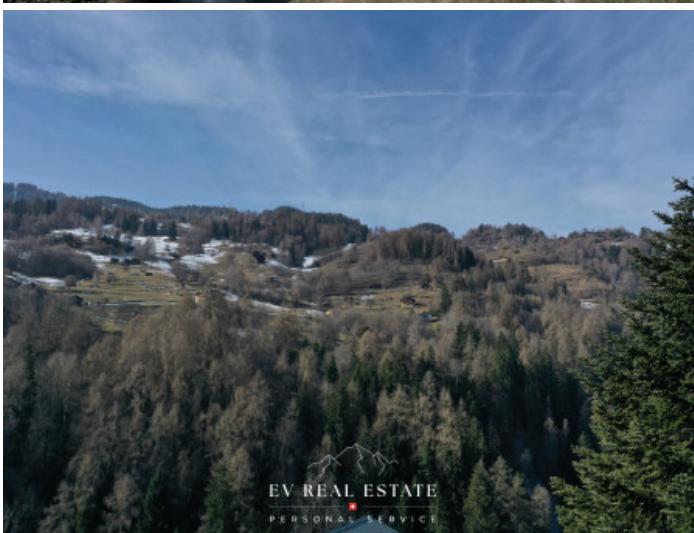


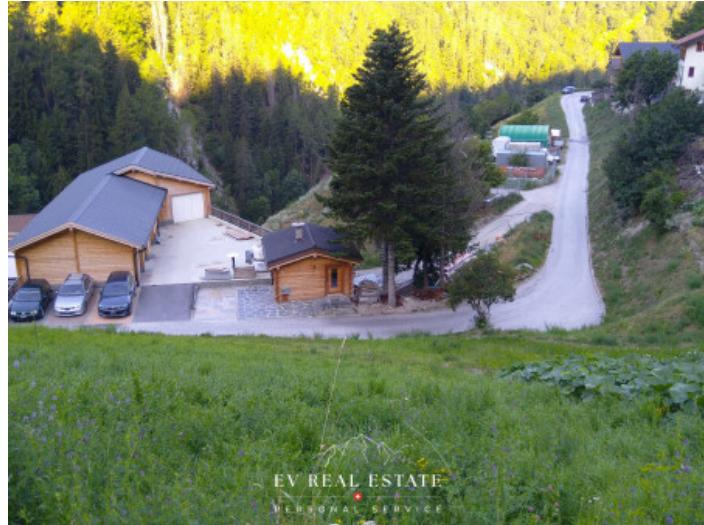
Greenhouse Gas Emissions in Kg CO<sub>2</sub>/m<sup>2</sup> / year



## LE BIEN EN PHOTOS







EV REAL ESTATE  
PERSONAL SERVICE



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