

Apartment - 110 m²

ISÉRABLES

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Our agency is offering you an exclusive preview of this new property development in Isérables, a village of 1,000 inhabitants offering a privileged living environment in the heart of the small Alpine valley of La Faraz. The village lies at an altitude of 1116 m and takes its name from the maple tree, which is abundant in the region. Clinging to the slope, Isérables can be reached from Riddes by cable car in 8 minutes or by road, just 12 km from the motorway. Located in the heart of the old village, this project involves renovating a historic building to provide 2 flats and a basement area open to the public. This enhancement of Isérables' heritage will offer you modern comforts (subject to compliance with all current standards, double-glazed windows, underfloor heating in bathrooms, VMC, insulation++...) while living in a listed building (slate roof, historic monument-style windows, restoration of facade decoration, conservation of existing load-bearing elements, wooden shutters...). The central location gives you easy access to the village shops and transport links (1 minute from the "Isérables-église" Postbus stop and 3 minutes from the Riddes cable car). There is a public car park 100 m from the residence, as the building does not have any parking spaces. Authorised for sale as a second home and to foreigners. Located on the 1st and 2nd floors: a 5.5-room duplex flat with terrace and balcony for a net surface area of 110m² : - 1st floor: * A 7m² entrance hall leading to the guest toilet, dining room and terrace. * An interior staircase leading to the upper floor * A 2.2m² guest WC * 11m² dining room with access to the terrace * A 21m²

living room * A 9.5m² fitted kitchen opening onto the living room * A 12m² terrace - 2nd floor: * Access by inside staircase * Landing leading to all rooms on this level * A 13.5m² bedroom with built-in wardrobes and access to the balcony * A 12.5m² bedroom with built-in wardrobes and access to the balcony * A 10m² study that could be converted into a 3rd bedroom * A 5.1m² shower room with washbasin, shower and WC * A 4.5m² bathroom with washbasin, bath and WC * An 8m² balcony accessible from the 2 main bedrooms. Interested in this project? The plans are available on request. Contact us for a visit or ask for our documentation for more information.

LE BIEN EN DETAIL

Reference : EVR104_bis_2
Town : ISÉRABLES
Living area : 110 m²
Construction : 2024

Living room : 21 m²
Number of bedrooms : 3
Bathroom : 2
Nbr of terrace : 1
Terrace area : 12 m²
Number of balcony : 1
Balcony area : 8 m²



DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year

Greenhouse Gas Emissions in Kg CO₂² / m² / year



LE BIEN EN PHOTOS





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