

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ANZÈRE



Spacious chalet in the heart of Anzère

Price upon request

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
+41 27 771 81 71
verbier@steigercie.ch

Steiger&Cie Crans-Montana SA
Rue du Prado 33
CH-3963 Crans-Montana
+41 27 771 81 73
crans-montana@steigercie.ch

Steiger&Cie Zermatt AG
Tempel 9
CH-3920 Zermatt
+41 27 771 81 72
zermatt@steigercie.ch



SITUATION AND DESCRIPTION

This spacious chalet, built in 2014 and extended in 2021, enjoys sunshine all day long.

It is situated in an exclusive location, just a few minutes' walk from the centre of the Anzère resort, in a peaceful setting.

It is arranged as follows:

1st floor :

- 1 spacious entrance hall with lift, staircase, guest WC and 1 large dressing room,
- 1 superb living/dining room with exposed beams, opening onto a spacious south-facing balcony,
- 1 fully equipped kitchen with quality appliances, [
- 1 pantry,
- 1 large office,
- 1 access to two garage boxes, one of which is

heated,

- 1 fitted ski room, with plenty of boot and seat warmers,

Ground floor -1 :

- 2 en suite double bedrooms with shower, bath, 1 dressing room and exit to south-facing terrace,
- 2 en suite bedrooms with shower rooms,
- 1 games room / cinema room,
- 1 wine cellar,
- 1 fallout shelter,

Garden level -2 :

- 1 en suite bedroom with shower and bath,

- 1 en suite bedroom with shower,
- 2 bedrooms,
- 1 shower room with WC,
- 1 sports room with fireplace, access to a balcony,
- 1 utility/technical room,

[Garden level -3:]/b]

- 1 sauna, jacuzzi and terrace,
- 1 shower and WC,
- 1 cellar,

The south-facing terraced lawns allow you to enjoy the outdoors and a panoramic view of the imperial crown of the Valais mountains.

With its ideal location, you'll be just a few minutes' walk from the ski slopes and the Anzère resort wellness spa.

SURFACES

Living area	~ 970 m ²
Balcony Surface	~ 175 m ²

CHARACTERISTICS

Number of floors	4
Number of rooms	12
Number of bedrooms	8
Number of bathrooms	9
Year of restoration	2021
Second home	Non authorized
Parking places	Yes, obligatory

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Public swimming pool
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Built on even grounds

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Box
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Bicycle storage
- Ski storage

- CP-Shelter
- Workshop
- Sauna
- Jacuzzi
- Home cinema
- Recreationroom
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Washing machine
- Dryer

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new
- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

Availability

Price upon request

immediately

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VIEW

- Clear
- Unobstructed
- Panoramic
- Mountains
- Alps



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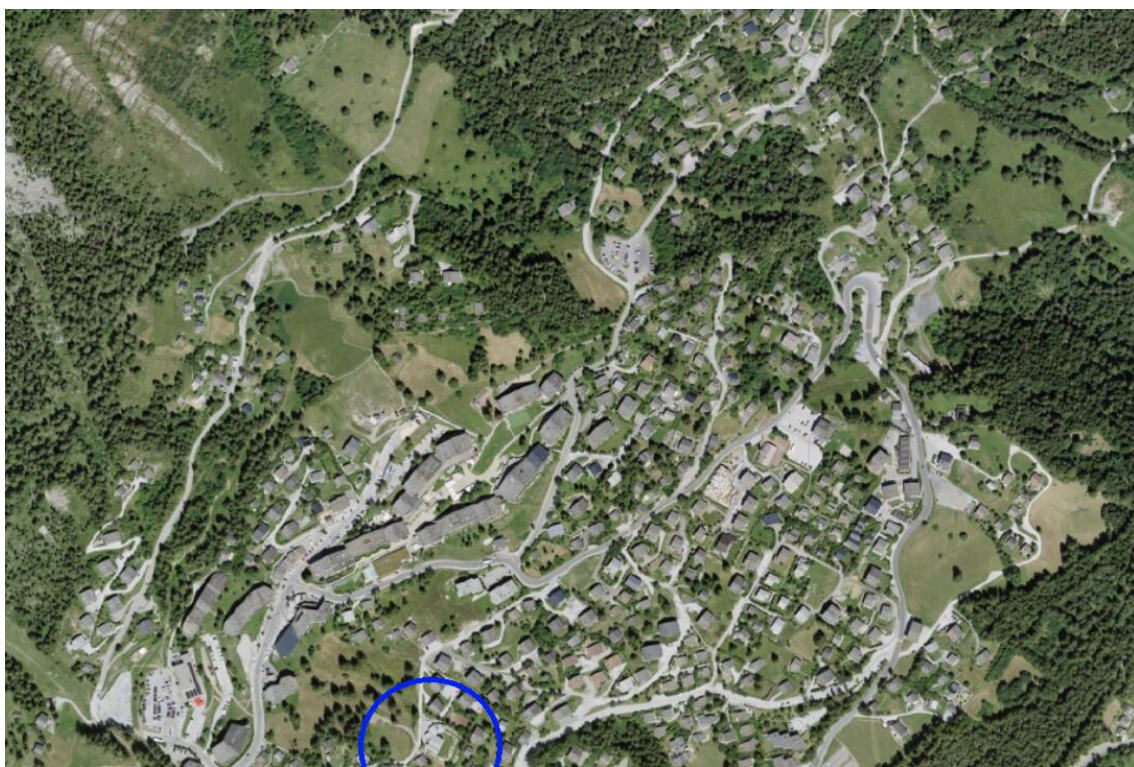
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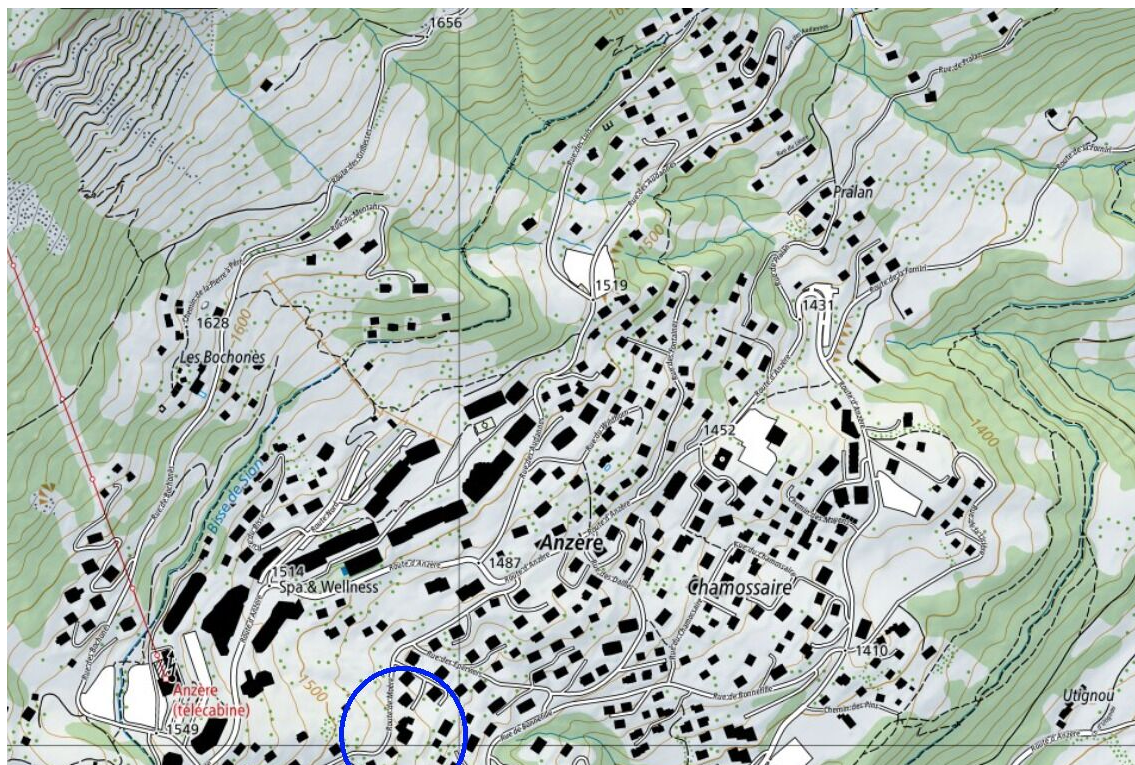
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