

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

CRANS-MONTANA



Exceptional chalet in the heart of nature

CHF 4'450'000.-

Sale to non-Swiss residents/nationals: Yes

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

Steiger & Cie | Sotheby's International Realty presents :

Located in a charming, exclusive neighborhood in the heart of the forest, this chalet is ideal for lovers of panoramic views, wide open spaces and peace and quiet.

Offering breathtaking views of the Valais 4000s, this second-home chalet on the ski slopes and close to hiking trails has everything to seduce nature lovers.

It is composed as follows:

Ground floor:

- 1 Large living room with fireplace, opening onto the south-facing garden
- 1 Fitted kitchen with storeroom

- 1 Large dining room
- 1 All-day sunny garden
- 1 Guest WC
- Technical room / laundry

On the 1st half-level:

- 1 double bedroom
- 1 shower room
- 1 sauna
- 1 separate WC

On the first floor:

- 1 double bedroom with en suite bathroom
- 3 double bedrooms
- 1 Shower room, WC

- 1 Guest WC
- 2 garage spaces complete this exceptional property

Property for sale as second home and to non-residents of Switzerland

SURFACES

Living area	~ 300 m ²
Weighted Surface	~ 330 m ²
Surface of parcel	~ 946 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Year of construction	2002
Year of restoration	2022
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Parking places	Yes, obligatory

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Near a golf course
- Ski piste
- Ski resort
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Storeroom
- Visitor parking space(s)
- Sauna

INSIDE CONVENIENCES

- Without elevator
- Garage
- Fireplace

EQUIPMENT

- Bath
- Shower

FLOOR

- Parquet floor

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Mountains
- Alps

FINANCIAL DATA**Price****CHF 4'450'000.-****Availability**

immediately

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