Steiger & Cie | Sotheby's INTERNATIONAL REALTY

ARBAZ

Exceptional chalet with panoramic view

CHF 4'400'000.-

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
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crans-montana@steigercie.ch

Steiger&Cie Zermatt AG
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SITUATION AND DESCRIPTION

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With its exceptional location in an enchanting setting on the edge of a pond, this chalet enjoys optimal sunlight and panoramic views.

A new chalet built in 2021, suitable as a primary residence.

With 530 m² of total floor area, including 357 m² of living space, it stands out for its high-quality construction, materials, and tastefully chosen decor.

Layout as follows:

Upper ground floor

- 1 spacious entry hall,
- 2 large garages for 6 cars,
- 1 laundry room and utility room.

Garden level

- 1 access via a wrought-iron staircase,
- 1 spacious living room featuring genuine planed solid oak flooring. This cathedral-ceilinged living room, with a ceiling height of 5 meters, features a fireplace adorned with antique mirrors in the center of the room,
- 1 open kitchen with a central island; elegant and fully equipped with high-quality appliances,
- 1 south-facing master suite, featuring a bathroom with double sinks, a toilet, 1 shower, and 1 bathtub; 1 spacious walk-in closet completes this suite,
- 1 large ground-level terrace, 20 m² of which is covered,
- A 60 m² storage shed accessible via a paved path from the outside, ideal as a workshop,
- A 4 m² woodshed.

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First floor

- 1 spacious bedroom, convertible into a suite, with an unobstructed view of the mountains,
- 1 shower room with steam bath and toilet,
- 1 children's bedroom,
- 1 office.

2nd floor

- 1 large 85 m² attic room that can be used as a bedroom, apartment, or a separate space such as a workshop or music studio. It has its own balcony and private exit.
- 1 shower room with toilet,
- 1 double bedroom,
- 1 single bedroom.

An outdoor hot tub completes this prestigious property.

With its ideal location, you'll be just 2.5 km from the ski slopes and the Spa Wellness center in the resort of Anzère.

Sion Airport and its golf course, just 13 km away, allow you to stay close to a city and transportation while enjoying a privileged setting

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SURFACES

Living area	~ 357 m²
Built surface	~ 530 m²

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	5
Year of construction	2021
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized

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NEIGHBOURHOOD

- Villa area
- Mountains
- Near a golf course
- Ski resort
- Ski lift
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Pond
- Annex
- Shed
- Covered parking space(s)
- Garage
- Box
- Visitor parking space(s)
- Jacuzzi
- Petanque ground

INSIDE CONVENIENCES

- Without elevator
- Garage
- Box
- Box with depot
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Bicycle storage
- Ski storage
- Sauna
- Hammam
- Craft room
- Fireplace
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Exposed beams
- With character
- Timber frame

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South

FINANCIAL DATA

Price	**CHF 4'400'000.-**
Availability	immediately

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Mountains
- Alps

STYLE

- Character house

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