

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ARBAZ



Chalet de prestige - Swimming pool and
breathtaking views

CHF 7'650'000.-

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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Steiger&Cie Zermatt AG
Tempel 9
CH-3920 Zermatt
+41 27 771 81 72
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SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty presents this refined chalet in the heart of Mayens d'Arbaz.

A privileged location 3 minutes from the Anzère ski slopes, 15 minutes from Sion golf course and airport, and 25 minutes from Crans-Montana.

This neighborhood, close to three ponds, is a quiet area consisting exclusively of chalets. With its top-quality finishes and exceptional materials, this property offers all the comforts and services expected of a prestigious main residence.

The exceptional view overlooks the 4000 Valaisan mountains, in particular the Dent Blanche and the Grande Dixence dam.

Chalet description:

- 1 Entrance with built-in cupboard
- 1 Very spacious living room: relaxation area, central suspended stove, high ceilings
- 1 Open kitchen and dining room
- 1 Second kitchen / pantry
- 1 Visitor WC
- 1 Shower room

Terraces and balconies surround the living room, offering a sense of proximity to the mountains and the outdoors.

Leisure facilities :

- 1 15 m heated outdoor pool with Jacuzzi
- 1 Hammam upstairs

1st floor:

- 2 South-facing en-suite bedrooms of almost 30 m² with balcony, dressing room and shower room
- 2 Guest rooms, each en suite
- 1 Office with balcony
- 1 Reading / TV area with high ceilings

Basement:

- 1 Spacious garage for 3 cars
- 1 Large storage space
- 1 Bike and motorcycle room
- 1 Laundry and utility room
- 1 Cellar

This exceptional chalet is available exclusively as a principal residence.

SURFACES

Surface of parcel	~ 1243 m ²
Balcony Surface	~ 52 m ²
Terrace surface	~ 98 m ²
Built surface	~ 672 m ²

CARACTERISTICS

Number of floors	3
Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	6
Year of construction	2023
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Altitude	1280 m
Parking places	Yes, obligatory

NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Lake
- Residential area
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Covered parking space(s)
- Swimming pool
- Jacuzzi

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Pantry

- Cellar
- Bicycle storage
- Ski storage
- CP-Shelter
- Hammam
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Wine cooler

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 7'650'000.-

Availability

immediately

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