Steiger & Cie | Sotheby's INTERNATIONAL REALTY

ARBAZ



Vacation Home with a View - Mayens-d'Arbaz

Price upon request

Annexe not included

Sale to non-Swiss residents/nationals: No



Steiger&Cie Crans-Montana SA
Rue du Prado 33, 3963 Crans-Montana

Mike Sannino
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SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty presents this charming chalet, available as a second home and for sale to foreign buyers, located in the Mayens-d'Arbaz neighborhood, just a few minutes from the Anzère resort.

Set in a quiet, sunny setting near a pond, this property offers magnificent panoramic views of the Alps, the Dent Blanche, and the Dixens Dam. Set on a 988 m² lot, the chalet features a large, flat, landscaped garden as well as a magnificent south-facing terrace.

Built in 1980 and renovated between 2023 and 2024, it offers a living area of approximately 210 m² spread over two living levels, complemented by a spacious basement.

The chalet is laid out as follows:

Garden Level:

- 1 entry hall
- 1 spacious living room with a fireplace
- 1 dining room
- 1 fully equipped kitchen
- 1 guest restroom
- 2 covered terraces
- 1 storage room
- 1 utility room with laundry area

First floor:

- 1 double bedroom with en suite bathroom and walk-in closet
- 3 bedrooms
- 1 bathroom
- 1 office
- 1 balcony (14 m²)

Basement:

- 1 spacious garage that can accommodate up to 11 vehicles
- 1 storage room

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Outdoor areas and amenities:

- 988 m² lot
- Landscaped garden with automatic sprinkler system
- 4 outdoor parking spaces
- Underfloor heating via an air-to-water heat pump
- Alarm system and fiber-optic internet

Annex: CHF 510,000.–

Lot No. 2544, comprising 8 garage bays, 5 outdoor parking spaces, and a garden for exclusive use. This lot will revert to Chalet La Source in 50 years.

Authorized for sale as a second home

For more information or to schedule a tour of this property, please feel free to contact us

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SURFACES

Weighted Surface	~ 210.1 m²
Surface of parcel	~ 1061 m²
Surface ground floor	~ 268.5 m²
Volume	~ 1540 cbm

CARACTERISTICS

Number of floors	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Year of construction	1980
Year of restoration	2024
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	11 included
Outside parking place/s	4 included
Annexe	CHF 510'000.- not included in the price
Parking places	Yes, obligatory

DISTANCES

Restaurants	126 m

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Annex
- Visitor parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Wintergarden
- Cellar
- Fireplace
- Bright/sunny
- Exposed beams
- With character

FLOOR

- Parquet floor

CONDITION

- Very good
- Renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Panoramic
- Forest
- Mountains
- Alps

STYLE

- Classic
- Character house

FINANCIAL DATA

Price	**Price upon request**
Availability	immediately

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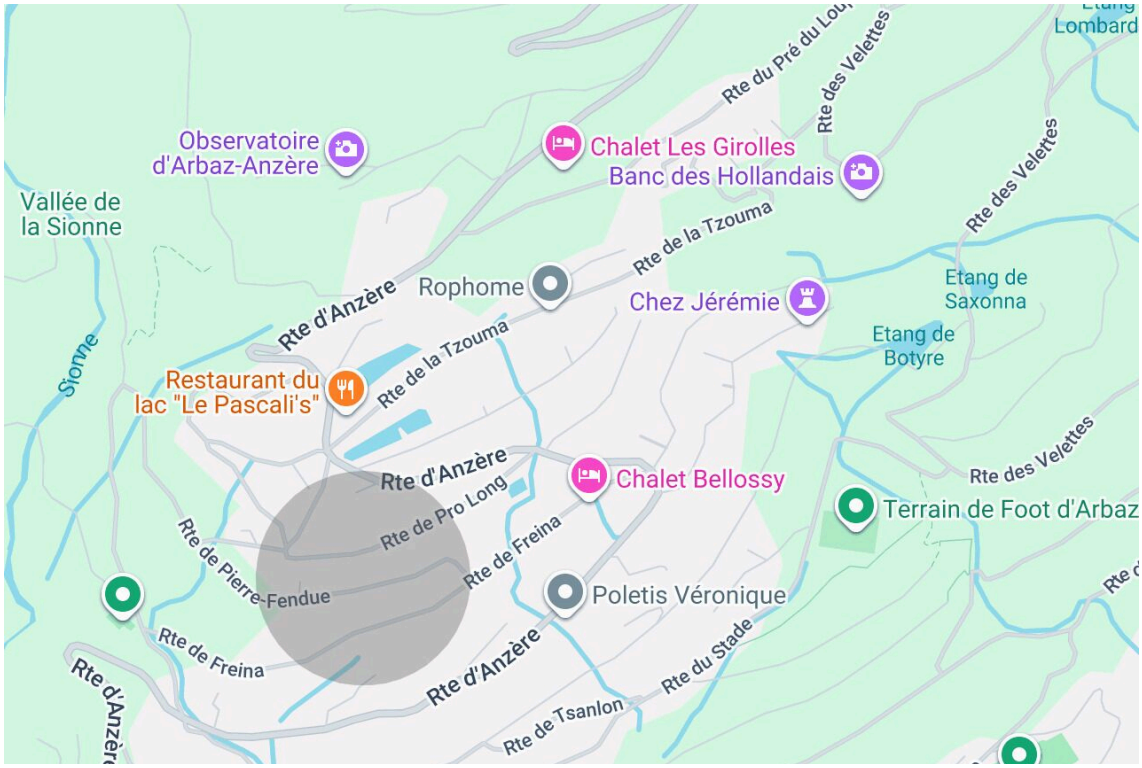

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