

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ANZÈRE



Haven of peace in the heart of Anzère | Chalet
in a second home residence

CHF 1'980'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
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Steiger&Cie Crans-Montana SA
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SITUATION AND DESCRIPTION

Steiger & Cie | Sotheby's International Realty offers you a unique chalet ideally located in the heart of the Anzère resort.

Just a few steps from the village square, this property enjoys a privileged location, offering a perfect balance between proximity to the ski slopes, hiking trails and resort amenities.

Built in 2002 with quality materials, the chalet has been carefully maintained by the current owners. Developed on 3 levels, it is a cozy and family-friendly chalet, suitable for a primary residence as well as a secondary residence.

The generous volumes, the bright living spaces and the openings to the outside create an immersive and perfect combination for your mountain stays in all seasons.

Layout of the chalet

Entrance level

- 1 Spacious entrance hall
- 1 Large living room with wood-burning stove and access to the south-facing balconies
- 1 Fully equipped open-plan kitchen with pantry
- 1 Office / reading area
- 1 Ski storage and storage spaces
- 1 Guest toilet

Bedroom level

- 1 Large master suite with dressing room and shower

- room / WC
- 2 Double bedrooms
- 1 Bathroom / WC

Garden level – Floor -2

- 1 Double bedroom
- 1 Child's bedroom
- 1 Play area / TV lounge
- 1 Shower room
- 1 Technical room and 1 laundry room

This level opens directly onto a large private garden with a hot tub, relaxation area and vegetable garden.

Designed for family life in the mountains, this chalet is attractive for its convivial atmosphere, its calm and its direct connection to the surrounding nature.

Anzère, a resort in full development

Anzère is currently undergoing significant development with several major investments aimed at strengthening the resort's attractiveness:

- Modernization of the ski lifts
- Improvement of the hotel and gastronomic offer
- Complete redevelopment of the village square
- Enhancement of tourist and family facilities

A positive dynamic that strengthens the heritage potential and quality of life of the resort in the long term.

Additional information

- Secondary residence allowed
- Sale accessible to foreign buyers (R2)

SURFACES

Living area	~ 250 m ²
Weighted Surface	~ 275 m ²
Surface of parcel	~ 661 m ²
Balcony Surface	~ 48.1 m ²

CARACTERISTICS

Number of floors	3
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	4
Number of balcony	2
Number of terraces	1
Year of construction	2002
Year of restoration	2025
Heating system	Electricity
Second home	Authorized
Outside parking place/s	2 included
Altitude	1512 m
Parking places	Yes, obligatory

DISTANCES

Stores	200 m
Restaurants	200 m

NEIGHBOURHOOD

- City centre
- Village
- Villa area
- Green
- Mountains
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Public swimming pool
- 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
- Exclusive use of garden
- Quiet
- Greenery
- Shed
- Parking
- Jacuzzi

- Barbecue

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Pantry
- Bicycle storage
- Ski storage
- Recreationroom
- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

CHF 1'980'000.-

Availability

immediately

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VIEW

- Unobstructed
- Panoramic
- Mountains
- Alps

STYLE

- Atypical house

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