

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ARBAZ



New chalet in Mayens d'Arbaz - Panoramic
view - Main residence

CHF 2'230'000.-

Parking place(s) included

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
CH-3963 Crans-Montana
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Steiger&Cie Zermatt AG
Tempel 9
CH-3920 Zermatt
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SITUATION AND DESCRIPTION

Situated in an idyllic, peaceful setting, this detached chalet enjoys excellent sunshine and breathtaking panoramic views of the Alps.

Ideally located in Mayens d'Arbaz, you benefit from immediate proximity to the Anzère ski resort, just 5 minutes away, as well as all amenities. The town of Sion, its airport, schools and golf course are just 13 minutes away.

This chalet for sale as a main residence offers a total surface area of 325 m², including 218 m² of living space, spread over three levels. It has been designed with quality materials and large bay windows that bring in plenty of natural light.

[The layout is as follows: [/b]

[Upper ground floor: [/b]

- 1 entrance hall,
- 1 spacious living room with dining area and south-west facing terrace,
- 1 fully-equipped open kitchen with pantry,
- 1 en suite bedroom with shower room and dressing room,
- 1 guest WC,

1st Floor:

- 2 south-facing bedrooms, one with balcony access,
- 1 bathroom,
- 1 open-plan living/office area,

Basement:

- 2 covered parking spaces (possibility of closing

them as a garage with added value),

- 1 large cellar,
- 1 workshop / storage area,
- 1 technical room,

Built to the latest energy standards, with triple glazing, heat pump and underfloor heating.

[Available exclusively as a primary residence[/b].

Would you like to arrange a site visit to discover the setting and potential of the project?

SURFACES

Surface ground floor ~ 325 m²

CHARACTERISTICS

Number of floors	3
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor, Stove
Second home	Non authorized
Inside parking place/s	2 included
Altitude	1270 m
Basement	1
Parking places	Yes, obligatory

NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Lake
- Fog-free
- River
- Residential area
- Restaurant(s)
- Bus stop
- Near a golf course
- Ski resort
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Pond

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Dressing
- Pantry
- Cellar
- Bicycle storage
- Ski storage

- Built-in closet
- Fireplace connection
- Swedish stove connection
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Connections for washing tower
- Shower
- Bath

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

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

FINANCIAL DATA

Price

CHF 2'230'000.-

Availability

To be discussed

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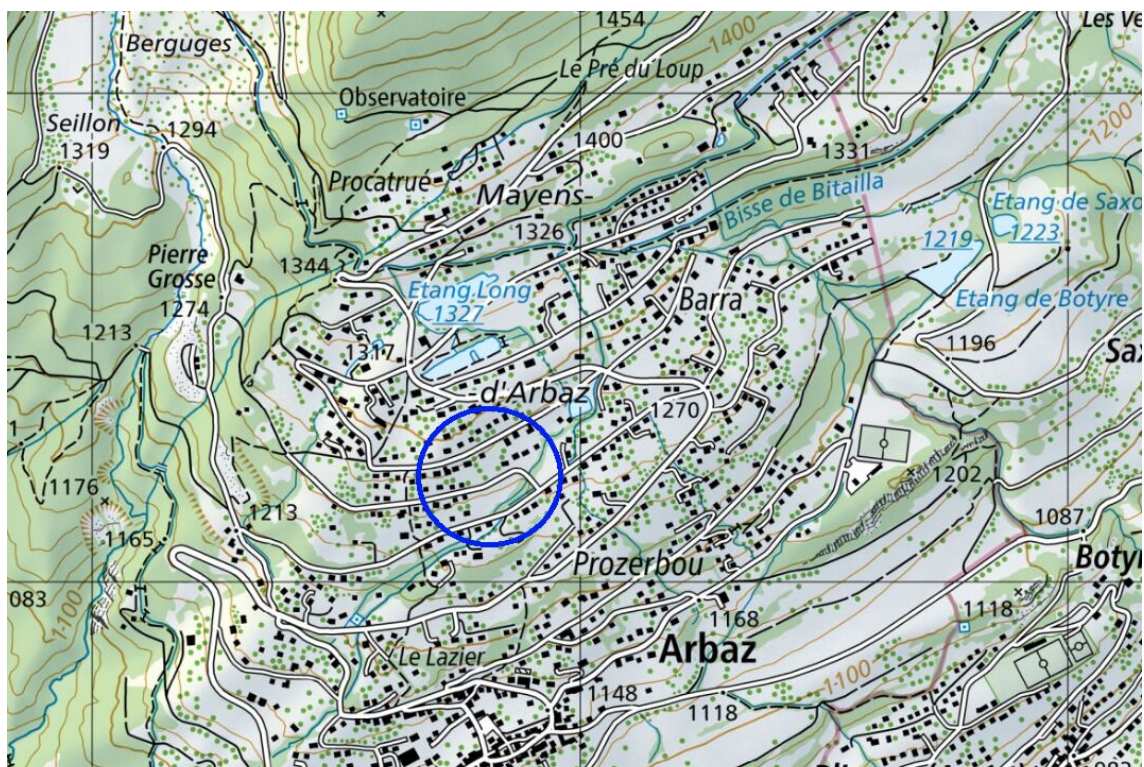
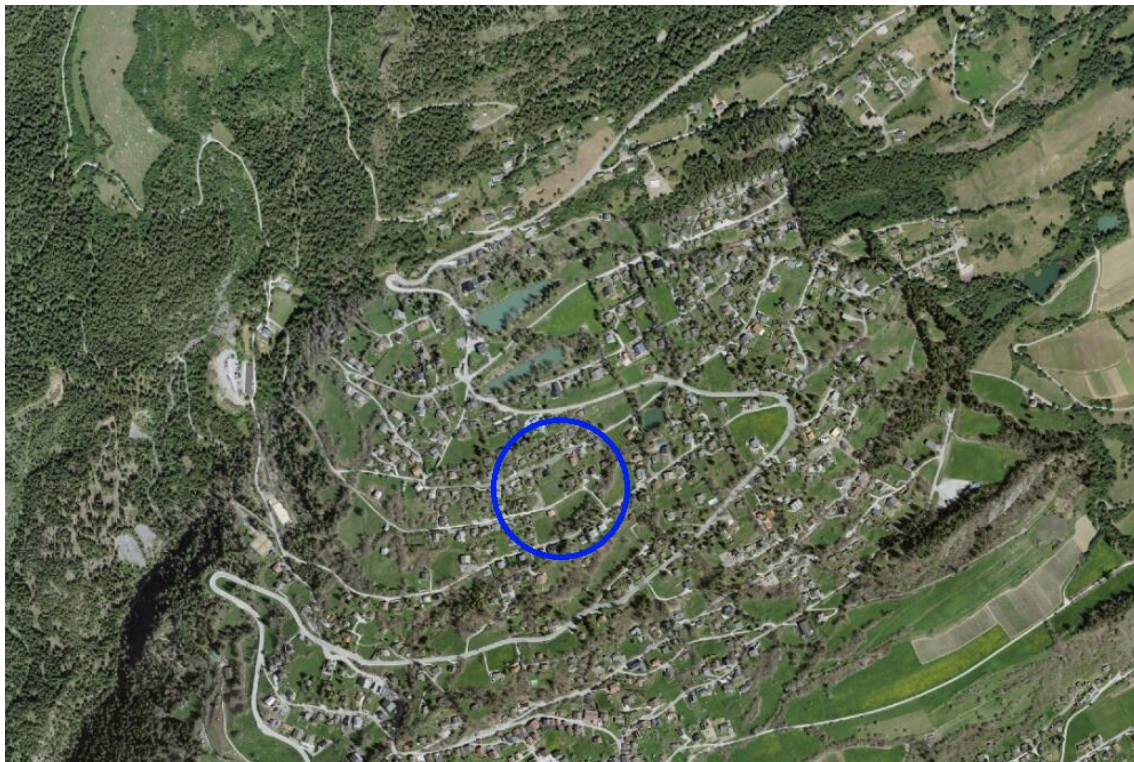
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