

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ARBAZ



New chalet 6.5 rooms - Main residence - Sun
& views

CHF 2'450'000.-

Parking place(s) included

Sale to non-Swiss residents/nationals: No

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

Located in a quiet residential area in direct contact with nature, this detached chalet enjoys optimum south-west exposure and unobstructed panoramic views of the Alps.

With its privileged location in Mayens d'Arbaz, you're just 5 minutes from the Anzère ski resort, yet close to all amenities. Sion airport, schools and golf course are just 13 minutes away.

This chalet for sale as a main residence offers a total surface area of 357 m², including 240 m² of living space, spread over three levels. The construction is distinguished by the use of quality materials and large windows that flood the rooms with natural light.

[Layout as follows: [/b]

Upper ground floor:

- 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:

- 3 bedrooms, one with balcony access,
- 1 bathroom,
- 1 open-plan living area,

Basement:

- 2 parking spaces in garage,
- 1 large cellar,
- 1 storage space,
- 1 available space,
- 1 technical room,

This chalet is built to the latest energy standards: triple glazing, heat pump and underfloor heating ensure daily comfort and performance.

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

Would you like to arrange a site visit to discover its setting and volumes in person?

SURFACES

Surface ground floor ~ 357 m²

CHARACTERISTICS

Number of floors	3
Number of rooms	6.5
Number of bedrooms	4
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 2'450'000.-

Availability

To be discussed

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