Steiger & Cie | Sotheby's INTERNATIONAL REALTY

ARBAZ



Detached house renovated into a second home in Les Mayens d'Arbaz

CHF 1'395'000.-

Sale to non-Swiss residents/nationals: Yes



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 superb single-family home, fully renovated between 2019 and 2024.

Located in a quiet residential neighborhood in Mayens d'Arbaz, the home enjoys a pleasant setting away from the hustle and bustle, with a beautiful unobstructed view and a large garden.

The home has been carefully renovated over the past few years and now features spacious rooms, high-quality finishes, and several outdoor areas.

It is laid out as follows:

On the garden level:

- 1 entryway
- 1 bedroom or office
- 1 bathroom
- 2 bedrooms
- 1 utility room with laundry area
- 1 garage
- 1 carport with several covered parking spaces

On the 1st floor:

- 1 beautiful living room with a wood-burning stove, high ceilings, and access to the balcony
- 1 large, fully equipped kitchen open to the living room
- 1 en-suite bedroom with its own bathroom[/li

Thanks to its recent renovation, spacious rooms, garden, and particularly quiet surroundings, this home is ready to welcome its new owners, with no

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renovations needed.

The property is eligible for use as a second home and may be sold to buyers who are not residents of Switzerland.

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SURFACES

Living area	~ 180 m²
Surface of parcel	~ 780 m²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Year of construction	1987
Year of restoration	2024
Heating system	Air to water heat pump
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Authorized
Parking places	Yes, obligatory

DISTANCES

Public transports	149 m
Restaurants	532 m

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Public swimming pool
- Sports centre
- Near a golf course
- Ski resort
- Ski lift
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Annex
- Covered parking space(s)
- Box
- Barbecue-chimney

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Bright/sunny
- Exposed beams

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Unobstructed
- Mountains
- Alps

FINANCIAL DATA

Price	**CHF 1'395'000.-**
Availability	immediately

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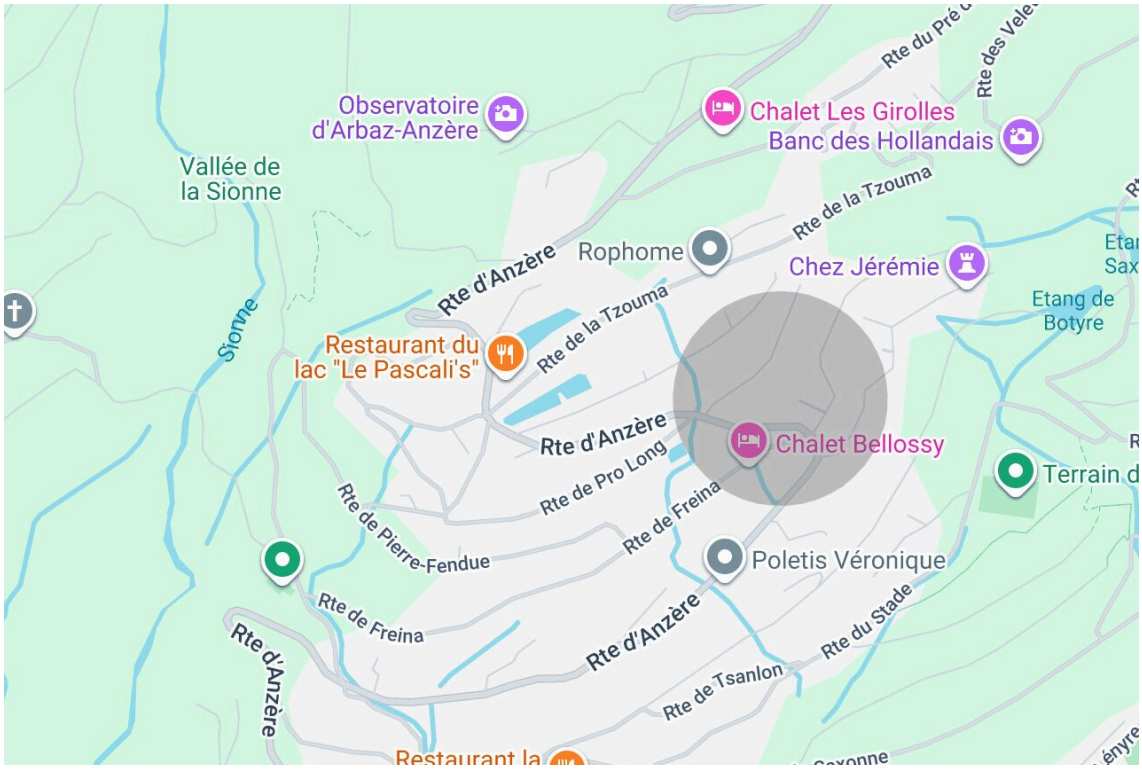

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