

## Spacious 4.5-room flat 2 minutes from the centre of Haute-Nendaz!



Route de Nendaz 915  
1997 Haute-Nendaz  
Reference: #5213172

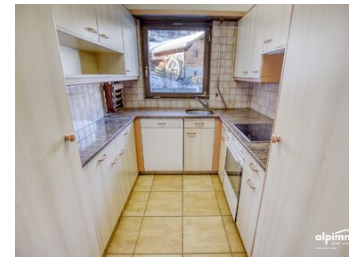
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## SPACIOUS 4.5-ROOM FLAT 2 MINUTES FROM THE CENTRE OF HAUTE-NENDAZ!

CHF 727'000.-

CH-1997 Haute-Nendaz, Route de Nendaz 915



### Description

Ideally located just 2 minutes from the centre of Haute-Nendaz, this 4.5-room flat offers a comfortable and practical living environment. With a generous surface area, it is perfect for a primary or secondary residence.

### Main features:

- Living area : ~ 120 m<sup>2</sup>
- Number of rooms : 4.5, including :
- 3 bright bedrooms
- 1 large living room opening onto the dining room
- 1 fully-equipped kitchen
- 2 bathrooms
- 1 guest wc
- 1 pantry
- 1 very large cellar
- Balcony/terrace: Enjoy an outdoor space with uninterrupted views of the surrounding mountains.

### Property assets :

- Proximity: Within walking distance of shops, restaurants and essential services.
- Accessibility: Just a few minutes from the ski lifts to the slopes.
- Parking: Personal garage

This rare property combines space, comfort and a prime location in an area popular with mountain and winter sports enthusiasts.

Contact us today for more information or to arrange a viewing. Don't miss this unique opportunity in Haute-Nendaz!

### Characteristics

- Reference : #5213172
- Type : Condominium apartment
- Number of rooms : 4.5
- Number of bedrooms : 3
- Number of bathrooms : 3
- Location floor : 1st floor
- Living area : ~ 120 m<sup>2</sup>
- Year of construction : 1970
- Heating system : Gas
- Costs : CHF 10'000.-/year
- Availability : Immediately
- Inside parking place/s : 1
- CHF 50'000.- included

## Characteristics

Reference	#5213172	Location floor	1st floor
Number of rooms	4.5	Number of bedrooms	3
Number of bathrooms	3	Number of toilets	3
Living area	~ 120 m <sup>2</sup>	Balcony Surface	~ 25 m <sup>2</sup>
Terrace surface	~ 83 m <sup>2</sup>	Year of construction	1970
Heating system	Gas	Heating installation	Radiator
Availability	Immediately	Costs	CHF 10'000.-/year
Second home	Authorized	Inside parking place/s	1 CHF 50'000.- included
Number of balcony	1	Number of terraces	1
Parking places	Yes, obligatory		

## Conveniences

### Neighbourhood

- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Doctor
- Thermal center

### Outside conveniences

- Balcony/ies
- Terrace/s
- Garden
- Garage

### Inside conveniences

- Garage
- Separated lavatory
- Guests lavatory
- Pantry
- Cellar
- Bicycle storage
- Ski storage
- Unfurnished
- Fireplace
- Double glazing

### Equipment

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

### Floor

- Tiles
- Parquet floor

### Orientation

- North
- East
- West

### View

- Nice view
- Mountains
- Alps

Interior view



















Exterior view













Pictures

