



## **SUPERB 5.5-ROOM VILLA IN SORNARD WITH BREATHTAKING VIEWS!**

Chemin des Granges 10 | 1997 Haute-Nendaz | Reference : 5194468

**CHF 1,400,000.-**

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# SUPERB 5.5-ROOM VILLA IN SORNARD WITH BREATHTAKING VIEWS!

CH-1997 Haute-Nendaz | Chemin des Granges 10 | **CHF 1,400,000.-**



Located in the charming hamlet of Sornard, this contemporary 5.5-room villa, built in 2008, offers an exceptional living environment. With breathtaking panoramic views of the Alpine peaks and the valley, this property is ideal for those who love the mountains and peace and quiet.

Main features:

- Number of rooms: 5.5
- Bedrooms: 4 spacious and bright.
- Living area: ~ 210 m<sup>2</sup>.
- Weighted surface area: ~ 246 m<sup>2</sup>.
- Land: ~ 779 m<sup>2</sup> offering privacy and outdoor space.

Services and equipment :

- Type of heating: Heat pump, for optimum comfort and low energy consumption.
- Parking: 1 indoor space included and 6 outdoor spaces, perfect for entertaining family and friends.
- Outside: Terrace and garden with exceptional views, ideal for relaxing or entertaining.
- Possibility of creating a full bathroom on the top floor with existing connections.

Availability:

## CHARACTERISTICS

Reference: **5194468**

Type: **House**

Availability: **01.05.2025**

rooms: **5.5**

Bedrooms: **4**

Living area: **~ 210 m<sup>2</sup>**

Weighted Surface: **~ 246 m<sup>2</sup>**

Ground surface: **~ 779 m<sup>2</sup>**

Year of construction: **2008**

Parking spaces: **Yes, obligatory**

Heating type: **Heat pump**

Heating installation: **Floor**



- Available from 01.06.2025.

Situated just a few minutes from Haute-Nendaz, the villa benefits from a peaceful location yet remains close to local amenities, ski slopes and hiking trails.

A rare opportunity not to be missed! Contact us today for more information or to arrange a viewing.

## LOCATION

CH-1997 Haute-Nendaz | Chemin des Granges 10 | **CHF 1,400,000.-**



Public transports

185 m

6 min.

6 min.

1 min.

## CHARACTERISTICS

CH-1997 Haute-Nendaz | Chemin des Granges 10 | **CHF 1,400,000.-**

### CHARACTERISTICS

Availability	<b>01.05.2025</b>	Heating installation	<b>Floor</b>
Type	<b>House</b>	Draining of waste water	<b>Connection to the WWTP</b>
Reference	<b>5194468</b>	Condition of the property	<b>Very good</b>
Second home	<b>Authorized</b>	Living area	<b>~ 210 m<sup>2</sup></b>
Sale to persons abroad authorized	<b>Yes</b>	Ground surface	<b>~ 779 m<sup>2</sup></b>
rooms	<b>5.5</b>	Weighted Surface	<b>~ 246 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Terrace surface	<b>~ 12 m<sup>2</sup></b>
Number of toilets	<b>3</b>	Balcony surface	<b>~ 4 m<sup>2</sup></b>
Year of construction	<b>2008</b>	Parking spaces	<b>Yes, obligatory</b>
Number of terraces	<b>1</b>	Interior parking	<b>1 included</b>
Balcony	<b>1</b>	Exterior parking	<b>6 included</b>
Heating type	<b>Heat pump</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Bus stop
- Primary school
- Public swimming pool
- Sports centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Doctor
- Thermal center

#### OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Shed

#### INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Guests lavatory

- Wine cellar
- Storeroom

- Swedish stove
- Double glazing

- Bright/sunny
- Exposed beams

#### EQUIPMENT

- Fitted kitchen
- Washing machine

- Dryer

- Shower

#### FLOOR

- Tiles

- Parquet floor

#### CONDITION

- Very good

#### ORIENTATION

- North
- South

- East

- West

#### EXPOSURE

- Optimal

#### VIEW

- Nice view
- Clear

- Unobstructed
- Mountains

- Alps

## INTERIOR VIEW









