

## Superb 5.5-room villa in Sornard with breathtaking views!



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

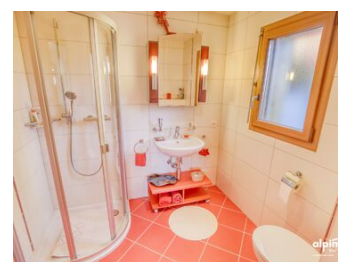
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## SUPERB 5.5-ROOM VILLA IN SORNARD WITH BREATHTAKING VIEWS!

CHF 1'400'000.-

CH-1997 Haute-Nendaz, Chemin des Granges 10



### Description

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.

#### Availability:

- 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.

### Characteristics

Reference : #5194468

Type : Villa

Number of rooms : 5.5

Number of bedrooms : 4

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

Surface of parcel : ~ 779 m<sup>2</sup>

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

Year of construction : 2008

Heating system : Heat pump

Availability : 01.05.2025

Inside parking place/s : 1 included

Outside parking place/s : 6 included

## Characteristics

Reference	#5194468	Number of rooms	5.5
Number of bedrooms	4	Number of toilets	3
Number of balcony	1	Number of terraces	1
Living area	~ 210 m <sup>2</sup>	Weighted Surface	~ 246 m <sup>2</sup>
Surface of parcel	~ 779 m <sup>2</sup>	Balcony Surface	~ 4 m <sup>2</sup>
Terrace surface	~ 12 m <sup>2</sup>	Year of construction	2008
Heating system	Heat pump	Heating installation	Floor
Availability	01.05.2025	Draining of waste water	Connection to the WWTP
Second home	Authorized	Inside parking place/s	1 included
Outside parking place/s	6 included	Parking places	Yes, obligatory

## Distances

Public transports	190 m
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## 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

### Condition

- Very good

### Orientation

- North

### Exposure

- Optimal

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- Parquet floor

- South

- East

- West

**View**

- Nice view

- Clear

- Unobstructed

- Mountains

- Alps



Pictures

























