

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# ANZÈRE



EXCEPTIONAL FOR SALE - Chalet completely  
rebuilt in 2023

**CHF 1'595'000.-**

Parking place(s) included

Sale to non-Swiss residents/nationals: Yes

Steiger&Cie Verbier SA  
Rue de la Poste 11  
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## SITUATION AND DESCRIPTION

Nestled at an altitude of 1,500 meters in a green setting in the heart of the Valais, this magnificent 5.5-room chalet was completely rebuilt between 2013 and 2023. Thanks to a beautiful project carried out jointly by an architect and a designer, this property offers quality features and top-of-the-range materials. With over 60 kilometers of marked ski runs for all levels, numerous hiking trails, a wellness center and a wide range of summer and winter activities, the village of Anzère is an ideal destination for mountain and nature lovers. The ski pass, included in the "Magic Pass", gives you access to many other ski areas in the canton of Valais. Just a stone's throw from the ski lifts and slopes, this chalet offers a unique blend of old stone, wood and steel. With its meticulous design and warm atmosphere, this property offers elegant living in verdant surroundings. Authorized for sale as a second home and only to foreigners, as well as the most recent reconstruction, make this chalet a rare property for sale. A must-see!

## SURFACES

Living area	~ 180 m <sup>2</sup>
Surface of parcel	~ 717 m <sup>2</sup>
Terrace surface	~ 45 m <sup>2</sup>
Useful surface	~ 195 m <sup>2</sup>
Total surface	~ 195 m <sup>2</sup>
Volume	~ 520 cbm

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Gross living area	~ 195 m <sup>2</sup>
Year of construction	2013
Year of restoration	2023
Heating system	Heat pump, Wood
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 included
Total nb. of parkings	3 included

## DISTANCES

Public transports	200 m
Stores	450 m
Post office	720 m
Bank	400 m
Hospital	6500 m
Restaurants	250 m

## DISTRIBUTION

### Lower ground floor

- Entrance with storage- Master bedroom- 2 bedrooms- Bathroom/wc- Utility/technical room- Access to upper floor

### Upper ground floor

- Living room with access to mezzanine- Dining room with open kitchen - Access to terrace, garden and balcony- Guest toilet with shower room- Mezzanine can be used as office or guest bedroom- Terrace/garden- Balcony

### Under the roof

- Mezzanine with office/games area, can accommodate a guest bedroom

## NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- Nursery
- Preschool
- Primary school
- Public swimming pool
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery

## INSIDE CONVENIENCES

- With character

## EQUIPMENT

- Fitted kitchen

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

**Price**

**CHF 1'595'000.-**

**Availability**

To be discussed

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